



129 Holton Road  
Barry, CF63 4HP

## SHOP TO LET

1,337 sq ft  
(124.21 sq m)

- Excellent Position In The Town Centre.
- Quoting Rent £14,500 p.a.x.
- Ground Floor Sales 653 sq. ft.
- First Floor Storage & Staff Amenities.
- Well Configured Unit.
- Current Use A1 - other uses considered subject to planning.

# 129 Holton Road, Barry, CF63 4HP

## Summary

<b>Available Size</b>	1,337 sq ft
<b>Rent</b>	£14,500 per annum
<b>Rates Payable</b>	£9,656 per annum
<b>Rateable Value</b>	£17,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (93)

## Location

The property is located in an excellent position of Holton Road within Barry Town Centre. Holton Road is the principal retail thoroughfare in Barry town centre, serving as the main retail destination for the local population. Notable occupiers on the parade include Boots, Vodafone, Poundland, Iceland, Greggs, Peacocks, Holland & Barrett, Natwest, Lloyds and Nationwide.

## Description

The property comprises a well-configured two-storey mid-terrace retail unit, with prominent frontage and customer access directly from Holton Road. The ground floor provides an open-plan sales area, with restricted staff access to a rear storage room and a staircase leading to the first floor. The first floor offers additional storage space, including open-plan storage and staff welfare facilities. Deliveries are made via Holton Road, and there is a rear fire exit providing access to a small communal service area.

## Accommodation

The unit comprises the following areas:

Name	sq ft	sq m
Ground - Sales	653	60.67
Ground - Ancillary	64	5.95
1st - Ancillary	620	57.60
<b>Total</b>	<b>1,337</b>	<b>124.22</b>

## Terms

The property is available by way of a new lease, terms to be agreed.

## Planning

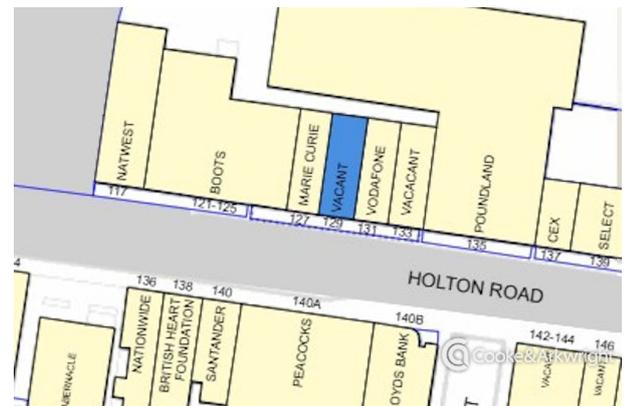
The unit currently operates under A1 use. Other uses will be considered, subject to planning.

## Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the tenant will be required to provide satisfactory proof of identity at the point of agreement of heads of terms.

## Viewings

By appointment with sole letting agents Cooke & Arkwright.



## Viewing & Further Information



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