



# 139/141 Holton Road, Barry, CF63 4HP

**TO LET**

**MID TERRACED HIGH STREET RETAIL UNIT**

**3,006 sq ft (279.29 sq m)**

- + A1 use
- + Prominent location
- + Incentives available

029 2081 1581

**LOCATION**

Barry is located in the Vale of Glamorgan 8 miles to the north east of Cardiff. It is a popular commuter town and coastal hotspot. Cardiff International Airport is within a 10 minute drive.

The town is accessed by the A4242 which in turn links to the M4 motorway and Cardiff city centre. Barry also has regular bus and train links to Cardiff and beyond.

The property occupies an excellent location on the pedestrianised section Holton Road, Barry's prime retailing thoroughfare. Properties in close proximity include Greggs, Peacocks and Boots.

**DESCRIPTION**

The property comprises a ground floor sales area, rear ancillary space and first floor storage.

**ACCOMMODATION**

The property provides the following approximate areas;

Ground floor sales area	2,250 sq ft   (209.00 sq m)
First floor storage	756 sq ft   (70.29 sq m)
Total	3,006 sq ft   (279.29 sq m)

**LEASE**

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

**BUSINESS RATES**

The rateable value of the property is £38,750 and for the year ending March 2020 the rates payable are £20,382.50.

Interested parties should rely on their own enquiries with the Local Authority.

**USE**

It is understood that the property benefits from A1 planning use. There is potential for alternative uses subject to planning consent.

**VAT**

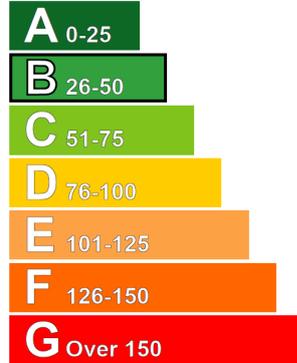
All figures are exclusive of VAT where applicable.

**RENT**

£37,500 per annum exclusive.

**EPC**

More energy efficient



Less energy efficient

Net zero CO<sub>2</sub> emissions

**43** This is how energy efficient the building is.

**LEGAL COSTS**

Each party to bear their own legal and professional costs incurred.

**VIEWING**

Strictly by appointment through joint agents Emanuel Jones & Dylan Jones Retail:-

Contact: David Williams / Leo Llewellyn  
 Email: david@emanuel-jones.co.uk  
 leo@emanuel-jones.co.uk

Contact: Dylan Jones  
 Email: dylan@dylanjonesretail.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

**emanueljones**  
 chartered surveyors  
**029 2081 1581**  
 6 TY-NANT COURT MORGANSTOWN CARDIFF CF15 8LW

May 2019

**139/141 Holton Road  
 Barry, CF62 7DX.**

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