



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

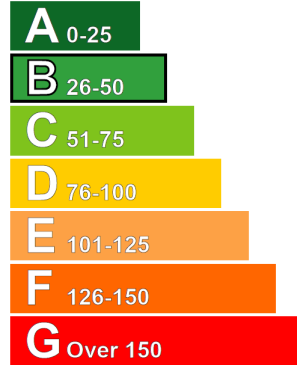
All figures are exclusive of VAT where applicable.

RENT

£37,500 per annum exclusive.

EPC

More energy efficient



Net zero CO₂ emissions

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

Less energy efficient

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 MORGANTOWN CARDIFF CF15 8LW

May 2019

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

Subject to contract & availability. Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.