



# 149-151 Holton Road, Barry, CF63 4HP

**TO LET**

**RETAIL UNIT**

1,546 sq ft (143.76 sq m)

+ Excellent location

+ A1 use

+ Corner position

029 2081 1581

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

**LOCATION**

The property is located on Holton Road within Barry town centre. The property occupies an excellent position on Holton Road which is the towns principal retail thoroughfare.

Notable occupiers within close proximity to the property include Greggs, Lloyds Bank and Iceland Supermarket.

**DESCRIPTION**

The available accommodation comprises a two-storey end of terrace retail unit with excellent frontage onto Holton Road.

**ACCOMMODATION**

The property provides the following approximate areas;

Ground Floor	877 sq ft		(81.52 sq m)
First Floor	669 sq ft		(62.24 sq m)
<b>TOTAL</b>	<b>1,546 sq ft</b>	<b> </b>	<b>(143.76 sq m)</b>

**LEASE TERMS**

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

**USE**

It is understood that the property currently benefits from A1 planning use.

**RENT**

£15,000 per annum exclusive.

**BUSINESS RATES**

We understand the property has a rateable value of £12,500. Using the 2021/22 UBR (0.535) this results in rates payable of £6,687.50.

Under current Coronavirus legislation, retail, leisure and hospitality businesses in Wales will receive 50% non-domestic rates relief for the year 2022/23.

Interested parties should reply on their own enquiries with the Local Authority

**EPC**

To be assessed.

**VAT**

All costs quoted exclusive of VAT, where applicable.

**LEGAL COSTS**

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



January 2023

**149-151 Holton Road,  
Barry, CF63 4HP**

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