

RETAIL UNIT TO LET

86 HOLTON ROAD, BARRY, CF63 4HE

PRIME RETAIL LOCATION



KEY POINTS

- SUBLETTING / ASSIGNMENT OPPORTUNITY OR NEW LEASE MAY BE CONSIDERED SUBJECT TO COVENANT
- EXCELLENT PRIME TRADING LOCATION ADJACENT TO COSTA AND OTHER NATIONAL OCCUPIERS
- HIGH LEVEL OF FOOTFALL (DURING NORMAL TRADING TIMES)
- SUPERB OPPORTUNITY FOR LOCAL INDEPENDENT RETAILERS WHO ARE SEEKING A HIGH STREET PRESCENCE OR IDEAL FOR AN ESTABLISHED BUSINESS SEEKING RELOCATION OR EXPANSION WITHIN BARRY

LOCATION

Barry is located within the Vale of Glamorgan, approximately 9 miles South West of Cardiff, with a population of circa 52,000. The property is located within an easy 15-minute drive from Dinas Powys, Penarth & Cardiff. Cardiff Airport is approximately 10-minute drive away.

The property is located within the prime retail pitch on Holton Road, adjacent to Costa and Subway with Wilko located directly opposite.

Barry has experienced rapid growth during recent years with multiple new successful residential and commercial developments completed.

ACCOMMODATION

The property comprises ground floor retail with basement ancillary and benefits from a roller shutter. The retail unit provides the following approximate areas:-

Ground Floor NIA: circa 60.4 sq.m / 650 sq.ft

Basement Ancillary: circa 64.8 sq.m / 698 sq.ft

Interested parties are advised to check floor areas upon inspection.

TERMS

The property is currently held on a full repairing and insuring lease due to expire 5th September 2021 with a current passing rent of £12,000 per annum exclusive. Available via assignment or sublease. Alternatively, the landlord may consider agreeing a new lease subject to terms & covenant.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction. The ingoing occupier may be required to contribute towards the Landlords legal / professional costs in relation to the transaction.

EPC

Available upon request

RATEABLE VALUE

£12,000 (April 2017)

Please note that due to the coronavirus outbreak, all retail, leisure and hospitality businesses occupying properties with a rateable value of up to £500,000 will receive 100% non-domestic rates relief for the duration of 2021-22.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with sole agents:

DTR Surveyors 07986 960494 / 029 20 372599

David.Rowlands@DTRSurveyors.com

Ref: March 2021