

# TO LET

(subject to obtaining vacant possession)

- 22,323 sq.ft. (2,074 sq.m)
- Prime Town Centre location
- Busy Welsh seaside town
- Popular tourist location
- 15,382 sq.ft. at ground floor
- Redeveloped in 2005
- Delivery area to the rear
- Multiple established retailers close by



TOWN CENTRE RETAIL UNIT – 22,323 sq.ft.

59-71 HOLTON ROAD, BARRY, CF63 4TZ

## LOCATION /SITUATION

Barry, with a population of approximately 55,000 persons, is a Welsh seaside town in the Vale of Glamorgan. The town is approximately 9 miles (15km) south west of Cardiff, 17 miles (27km) south east of Bridgend and 38 miles (61km) south east of Swansea.

There are excellent transport links with the town benefitting from four railway stations providing direct services to Bridgend, Cardiff and numerous local towns. Cardiff Bus services the town providing services to Llantwit Major, Penarth, Cardiff International Airport and Cardiff City Centre as well as operating town circular services. Cardiff International Airport is less than 3 miles (4.8km) west of the town.

The town, which is situated within a catchment area of at least 10 million people, is a popular seaside resort with several beaches and the Barry Island Pleasure Park which attracts over 415,000 visitors each year. Famously, the BBC sitcom Gavin & Stacey was filmed in the town and the popularity of the show has aided and continues to aid tourism in Barry.

The property is located in a prime position on Holton Road which is the towns primary retailing street comprising a mix of national and independent occupiers. The unit is immediately adjacent to Tesco with other occupiers nearby including Card Factory, Superdrug, WH Smith, The Works, Sense, Betfred, Halifax, Costa and Subway.

## DESCRIPTION

The property was redeveloped in 2005 and comprises a two storey purpose built retail unit with brick faced elevations incorporating a glazed aluminium framed shop frontage down the full length of the property onto Holton Road and a pitched and tiled roof.

The ground floor comprises largely open plan retail space with rear delivery area. The first floor comprises storage and staff office/amenity facilities.

## ACCOMMODATION

We understand the property has the following approximate Net Internal Floor Areas:-

Ground Floor	15,382 sq.ft.	1,429 sq.m.
First Floor	6,941 sq.ft.	645 sq.m.
<b>TOTAL NIA</b>	<b>22,323 sq.ft.</b>	<b>2,074 sq.m</b>





## TERMS

The property is available, subject to obtaining vacant possession, on a new full repairing and insuring lease at a rent of **£95,000 per annum exclusive** for a term of years to be negotiated, subject to five yearly rent reviews.

## EPC

The property has an Energy Performance Certificate rating of B(47). A copy of the certificate is available on request.

## RATEABLE VALUE

We understand the property has a Rateable Value of £82,500.

Interested parties are advised to make their own enquiries with the relevant rating authority with regard to rates payable.

## VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to, VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## FURTHER INFORMATION

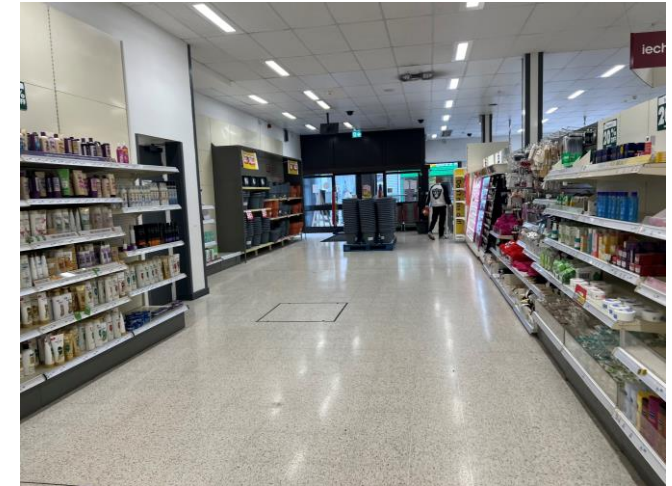


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### Misrepresentation Act

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