

TO LET (MAY SELL)

- 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, The Works, Sense, Betfred, 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.
TOTAL NIA	22,323 sq.ft.	2,074 sq.m



TERMS

The property is available, subject to obtaining vacant possession, on a new full repairing and insuring lease at a rent of **£90,000 per annum exclusive** for a term of years to be negotiated, subject to five yearly rent reviews.

Freehold offers may be considered.

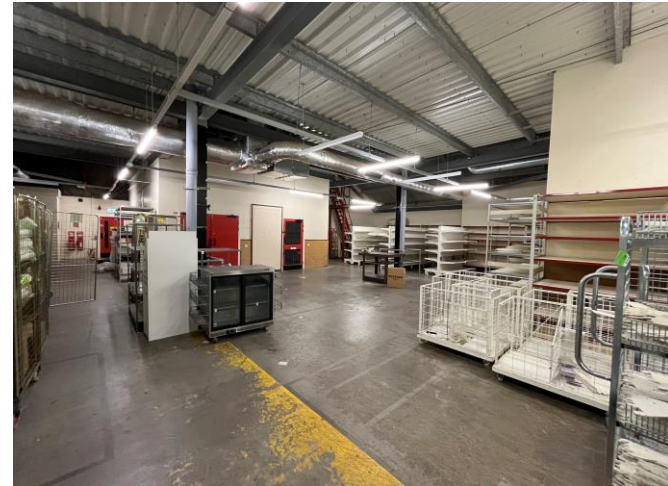
EPC

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

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.