



PRIME SHOP TO LET

52 HOLTON ROAD BARRY CF63 4HE

LOCATION

The property occupies an excellent location on Holton Road, Barry's prime retailing thoroughfare. Properties in close proximity include Iceland, Peacocks, Halifax, HSBC and Bon Marche.

DESCRIPTION

The property comprises a ground floor retail unit with basement ancillary accommodation.

ACCOMMODATION

The property affords the following approximate dimensions and areas:-

Ground floor sales 638 sq.ft. (59 sq.m.)
Basement storage

LEASE

The property is available on the basis of an assignment of the existing lease expiring 15th July 2018. The passing rent is £11,000 per annum. A sub-lease may also be available.

RENT

On the basis of a sub-lease we would be seeking rental offers of £11,000.

EPC

We understand the property has an Energy Performance Rating of Band C. A full certificate is available on request.



BUSINESS RATES

We are informed that the rateable value of the property is £10,750. However interested parties should make their own enquiries with the Local Authority.

VAT

All figures are exclusive of VAT where applicable

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred.

VIEWING

Strictly by appointment with joint agents:-

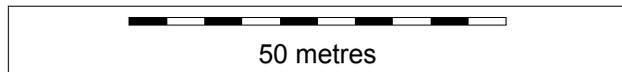
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SUBJECT TO CONTRACT & AVAILABILITY



Experian Goad Plan Created: 09/01/2014
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