

RETAIL OPPORTUNITY

138 Holton Road Barry CF63 4HH TO LET

LOCATION

Barry is the is located in the Vale of Glamorgan 9 miles South West of Cardiff. It has a population of 51,502 in the 2011 Census making it the 6th largest town in Wales. With extensive new housing development at Barry Waterfront.

The property is located on Holton Road adjacent to Nationwide Building Society and Santander with other occupiers in proximity including Iceland, Greggs, Boots, Peacocks and Vodafone.

ACCOMMODATION

The premises ground first and basement providing the following areas and dimensions:-

Ground Floor	68.75 sq m	(740 sq ft)
Ground Floor Store	11.71 sq m	(126 sq ft)
First Floor	55,55 sq m	(598 sq ft)

Internal Width	5.44 m	(17 ft 10in)
Shop Depth	13.16 m	(43 ft 2 in)
Built Depth	17.20	(56 ft 5 in)

TENURE

The premises are available by way of a new lease at a commencing rent of £15,000 pax on terms to be agreed



EPC

The premises has and Energy Performance Rating of C (73) further details on request.

BUSINESS RATES

Rateable Value	£17,500
UBR (2025/2026)	0.568
Rates Payable	£9,940 pa (Estimate)

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

All viewings are strictly by prior appointment with Calan Retail:

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SUBJECT TO CONTRACT & VACANT POSSESSION

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Misrepresentation Act.

These details have been prepared in good faith to provide a general guide only and do not constitute an offer or contract. Neither Calan Retail nor anyone in their employment has authority to make any representation or warranty in relation to the property.

Barry

