

RETAIL / OFFICE UNIT

TO LET

73.68 SQ.MT 792.79 (SQ.FT)

**burnett
davies**

Chartered Surveyors

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**298-300 HOLTON ROAD
BARRY
CF63 4HW**

***CORNER LOCATION*
*FLEXIBLE TERMS***

Contact: 029 2062 1162



Particulars

LOCATION

The property is located on the south side of Holton Road in Barry on the corner with Robert Street.

Adjacent users are represented by a convenience store, a takeaway, a computer repairs service retailer, a music shop and other local businesses.

DESCRIPTION

The available property comprises a double ground floor lock up shop with return frontage, rear office/storage and the benefit of kitchen and W/C facilities.

The shop front and return frontage benefit from electronically operated roller shutter doors.

ACCOMMODATION

The units provide the following areas on a Net Internal basis:-

	SQ.MT	(SQ.FT)
Office 1	26.75	(287.83)
Office 2	31.05	(334.09)
Rear Office	11.68	(125.67)
Kitchen	4.2	(45.19)
Total	(73.68)	(792.79)

TERMS

The property is available by way of a new internal repairing and insuring lease on terms to be agreed.

RENT

£9,500 per annum, exclusive

VAT

To be confirmed

RATES

The ground floor retail is listed as 'Shop and Premises' with a Rateable Value of £5,200 per annum. Rates payable for the year 2011/12 are therefore £2,225.60.

ENERGY PERFORMANCE

Awaiting assessment.

LEGAL COSTS

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

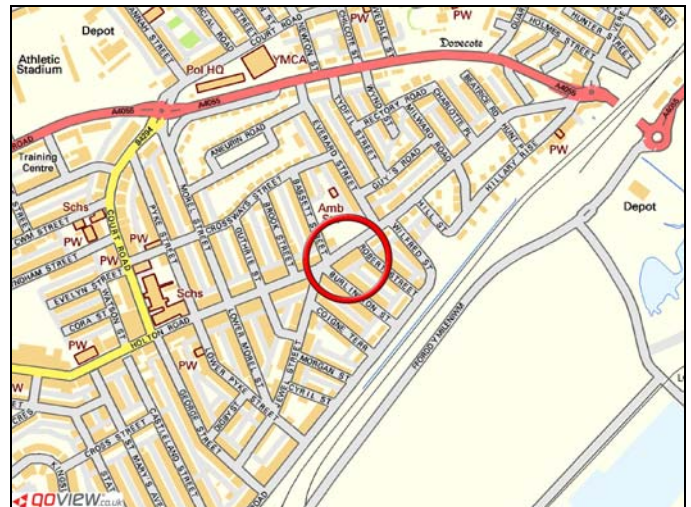
VIEWINGS

Strictly by prior arrangement with the Sole Agent. For further information please contact;

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Subject to contract and availability.



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