



HOLTON ROAD

BARRY

HOLTON ROAD

, C F 63 4H E

P C M

£1,000 P C M -



0 Bed



0 Bath



1345.00 sq ft

Welcome to this fantastic commercial property located on Holton Road in Barry! This property offers a spacious shop floor with two additional ground floor rooms, providing ample space for various business needs. The shop also features a dry basement, perfect for storage or additional work areas.

One of the highlights of this property is the rear lane access, allowing for convenient deliveries and off-road parking, a rare find in the heart of Barry's town centre. This property truly offers great retail space in a bustling location, ideal for attracting customers and growing your business.

Don't miss out on this opportunity to own or rent a commercial property with such great potential in a prime location. Contact us today to arrange a viewing and envision the endless possibilities this property holds for your business ventures.

ENTRANCE

Large front window with door giving access into main shop area.

RETAIL AREA

30'3" x 13'2" max

Suspended ceiling with spot lights in situ. Painted walls. Security alarm control box. Window with views over rear elevation.-Two radiators, power and telephone sockets. Laminate flooring. Doorway leading into a further area which could be a continuation of the shop/storage/office.

MIDDLE RETAIL AREA

17'2" x 10'8" max

Window to side elevation. Strip lighting. Paper and painted walls. Radiator. Power points. Fitted carpet. Wood door with steps leading down to the Basement. Glass panelled room divider giving access to;

REAR RETAIL AREA

12'4" x 10'5" max

Further area with glass partition which could be a store room or study with window looking down onto the rear yard. Suspended ceiling. Spot lights. Radiator. Fluorescent lighting. Fitted carpet.

BASEMENT

A good dry basement. This area is in the process of being refurbished and could be used for further offices or training rooms.

BASEMENT HALLWAY

Accessed via staircase from second retail area. The hallway and corridor has florescent and emergency lighting, linoleum type tiled flooring and five doors to kitchenette, separate wash facilities for male and female and two store rooms.

STORE ROOM

15'1" x 11'8" max

Strip lighting. Radiator. Power socket and linoleum type tiled flooring. Cupboard housing electrical consumer unit..

KITCHENNETTE

14'9" x 5'9" max

Opaque window to rear with external security bars. Strip lighting. Stainless steel sink and drainer with cold tap over. Wall mounted water heater. Radiator and two power sockets.

W/C ONE

Pedestal hand basin with cold water tap over and wall mounter water heater. Radiator. Low level w/c within a cubicle benefiting from a window and external security bars to the side. Same flooring throughout?

W/C TWO

Inset hand basin with cold water tap and wall mounter water heater over. Radiator. Low level w/c within a cubicle benefiting from a window and external security bars to the side. Same flooring throughout?

STORE ROOM / FIRE EXIT

10'7" x 9'5" max

An 'L' shaped room with florescent lighting. Window with external security bars to the rear. Power socket. Cupboard housing central heating boiler. Fire exit door giving access to outside parking area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Holton Road, Barry



Total Area: 130.9 m² ... 1409 ft²
All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES
& LETTINGS



KNIGHTS