

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

Jeffrey Ross



HOLTON ROAD

BARRY

# HOLTON ROAD

BARRY, CF63 4HS- £625 PCM

The property comprises a ground floor shop unit, two separate offices, kitchen/diner and WC with ancillary space to the basement. The property is available immediately by way of a new lease and further benefits a rear courtyard garden and on street parking to the front.

The rent is £7,500 per annum but the landlord is willing to offer a rent free period (subject to terms and timescales being agreed).



1150.00 sq ft

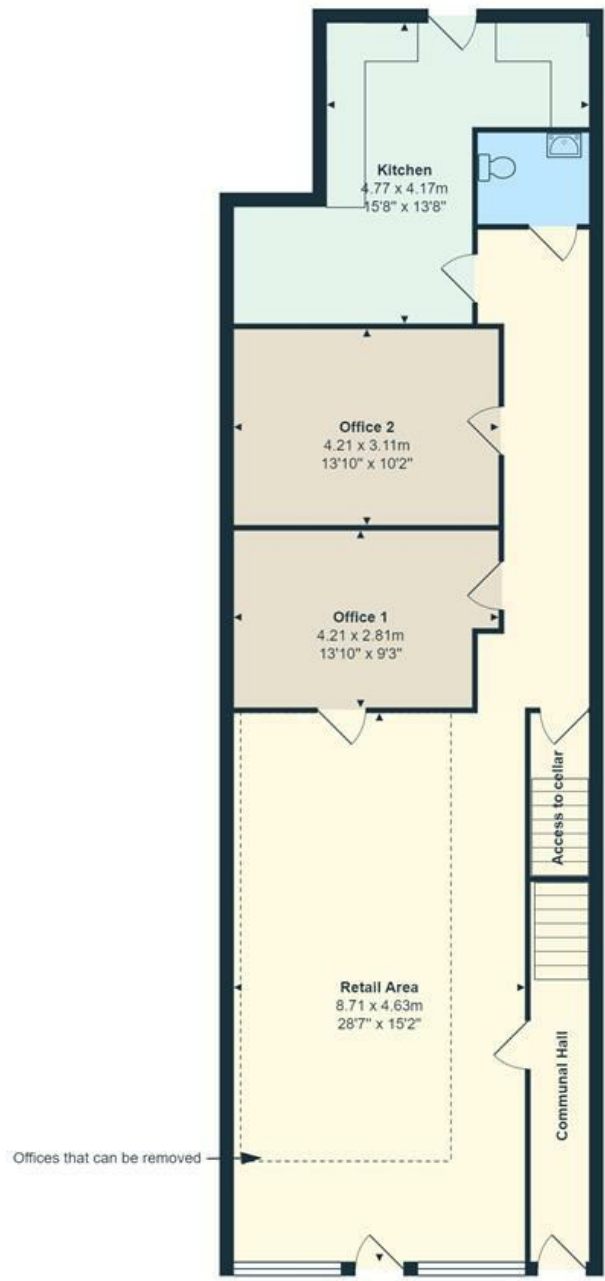
**MAIN RETAIL AREA**  
8.7m x 4.63m (28'6" x 15'2")

**OFFICE 1**  
4.22m x 2.8m (13'10" x 9'2")

**OFFICE 2**  
3.1m x 4.11m (10'2" x 13'5")

**KITCHEN**  
4.78m max x 4.16m (15'8" max x 13'7")

**CELLAR**  
two storage rooms partly tanked with power and lighting.



**232 Holton Road**

Total Area: 106.8 m<sup>2</sup> ... 1150 ft<sup>2</sup>

All measurements are approximate and for display purposes only