The Overview

Property Name:
Holton Road, Barry

Price:
£1,250 Per Calendar Month

Qualifier:
Per Calendar Month

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The Bullet Points

- Commercial premises to let on Holton Road, Barry
- Approximately 222.8 sq. m. (2,398 sq. ft.) overall
- Accommodation arranged over two levels
- Spacious open-plan ground-floor shop
- Glazed frontage with window display opportunities
- Substantial basement accommodation
- Internal staircase connecting both levels
- Rear kitchen facilities
- Rear porch providing access outside
- Basement WC facilities

The Main Text

Conrad Estate Agents is pleased to offer these spacious commercial premises at 56 Holton Road, Barry. Arranged over a ground-floor shop and basement, the property provides approximately 222.8 sq. m. (2,398 sq. ft.) of accommodation, according to the supplied floor plan.

The ground floor features an open-plan retail space with a glazed frontage and customer entrance, providing window display opportunities and natural light towards the front. The elongated layout offers flexibility for arranging sales displays, customer areas and business equipment.

A kitchen is positioned at the rear, alongside a porch providing outside access. Internal stairs connect to the basement, which offers substantial additional space for storage or ancillary business use. A WC is also located in the basement.

Situated within Barry's established town-centre shopping area, the premises offer an opportunity for a business seeking a visible retail presence with supporting accommodation. Alternative uses would be subject to any necessary consents and landlord approval.

Local Area
Holton Road is one of Barry’s principal shopping destinations, bringing together national retailers, independent businesses and local services. The town-centre setting provides a convenient location for customers visiting nearby shops and amenities, with surrounding residential neighbourhoods contributing to the local customer catchment.

Transport Links
Bus stops along Holton Road provide connections around Barry and towards Cardiff. Barry Docks railway station is also accessible from the town centre, offering a further public transport option for staff and visitors. Road connections link Barry with Cardiff, the wider Vale of Glamorgan and onward routes towards the M4.

Business Rates
Business Rates may be payable, although some occupiers may still qualify for relief depending on their individual circumstances. Interested parties are advised to make their own enquiries with the relevant Local Authority to confirm their Business Rates liability and eligibility for any available reliefs.

Lease Terms
A new 5-year lease is preferred, subject to contract. To secure the premises, the successful tenant will be required to pay three months' rent in advance and any applicable legal costs.

Permitted Use
The premises are considered suitable for a variety of retail, office and service-based businesses, subject to any necessary planning permissions and landlord approval. Prospective tenants are advised to satisfy themselves that their intended use is appropriate before entering into any agreement.

The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.









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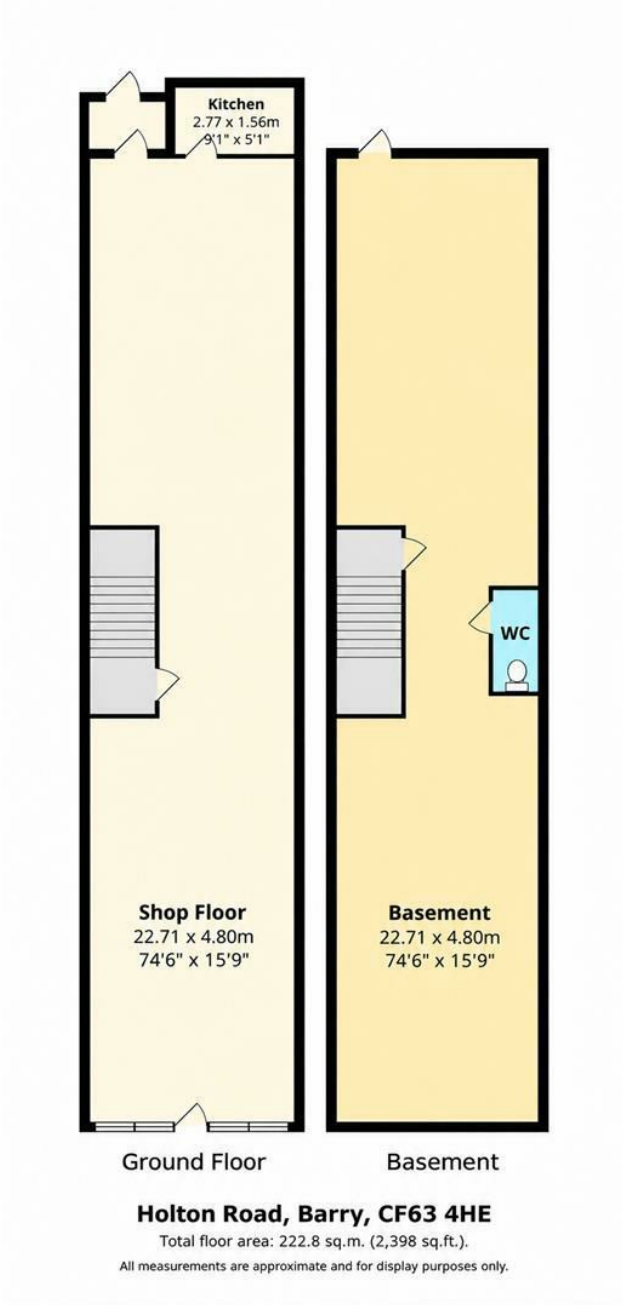
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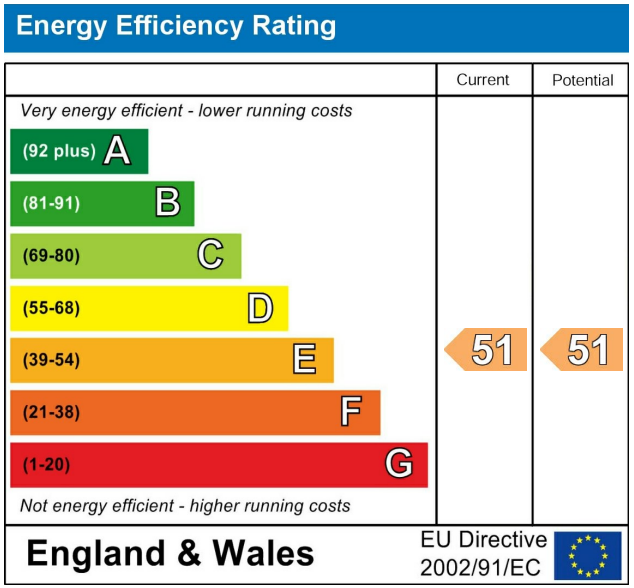
The Floorplan



Holton Road, Barry, CF63 4HE

Total floor area: 222.8 sq.m. (2,398 sq.ft.).

All measurements are approximate and for display purposes only.



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