

# The Overview

Property Name:  
**Holton Road, Barry**

Price:  
**£1,250 Per Calendar Month**

Qualifier:  
**Per Calendar Month**



## The Bullet Points

- Prime high-street retail unit on Holton Road
- Excellent passing pedestrian footfall
- Open-plan and versatile shop floor
- Available for immediate occupation
- No business rates (subject to eligibility)
- Located in the heart of Barry town centre
- Prominent frontage with display window
- Suitable for a variety of business uses
- Nearby parking and public transport links
- Competitive rent at £1,250 PCM



# The Main Text

Commercial Shop Unit To Let – 91 Holton Road, Barry, CF63 4HG

An excellent opportunity to lease a prominent retail unit situated in the heart of Barry town centre. Positioned on Holton Road, Barry's main commercial high street, this property benefits from strong pedestrian footfall, neighbouring established businesses, and high visibility to passing trade.

The shop floor offers an open, versatile layout suitable for a variety of business uses, including retail, professional services, beauty, and office-based operations (subject to any necessary consents). Large frontage glazing provides an attractive display window and natural light, creating an inviting presence for customers. The location ensures consistent exposure and convenience for both clients and staff, with nearby parking and public transport links within easy reach.

The premises are available immediately, making this an ideal opportunity for an established business looking to expand or a new venture seeking a prime town-centre base.

## Additional Lease Information

With no business rates (subject to eligibility), £1,250 PCM rent, and a prominent high-street position with steady passing trade, this is an ideal space for a business seeking visibility and growth potential.

A 5-year lease is preferred, with 3 months' rent payable upfront to secure the lease. As part of the application process, we require proof of trading and 6 months' savings.

# 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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# The Floorplan

## Energy Efficiency Rating

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

54

