

## 4 RETAIL UNITS

## TWO UNITS REMAINING

## FORMER DAN EVANS DEPARTMENT STORE

## 81-87 HOLTON ROAD BARRY



### Location

The property occupies a prime location on Holton Road, Barry's principal retail thoroughfare and forms part of a refurbished block with units already let to HSBC and Bon Marche.

Retailers nearby include **New Look**, **Specsavers**, **Dorothy Perkins**, **Burton**, and a new **Wilkinsons**.

### Accommodation

	Unit 2	Unit 4
Internal Width	23ft 9in	16ft 9ins
Shop Depth	82ft 6in	70ft 6in
Ground Floor Sales	1,687sq.ft	1,173 sq.ft
Basement	1,474 sq.ft	1,104 sq.ft

### Lease

The units are available by way of a new 15 year lease on full repairing and insuring terms subject to 5 yearly upward only rent reviews.

### Rent

Unit 2	£38,000 per annum exclusive
Unit 4	£27,500 per annum exclusive

### Rates

The units are yet to be determined.

### VAT

All figures quoted are strictly exclusive of VAT where applicable.

### Legal Costs

Each party to be responsible for their own.

### Timing

Immediate

### Viewing

Strictly by appointment through the joint letting agents, contact:-

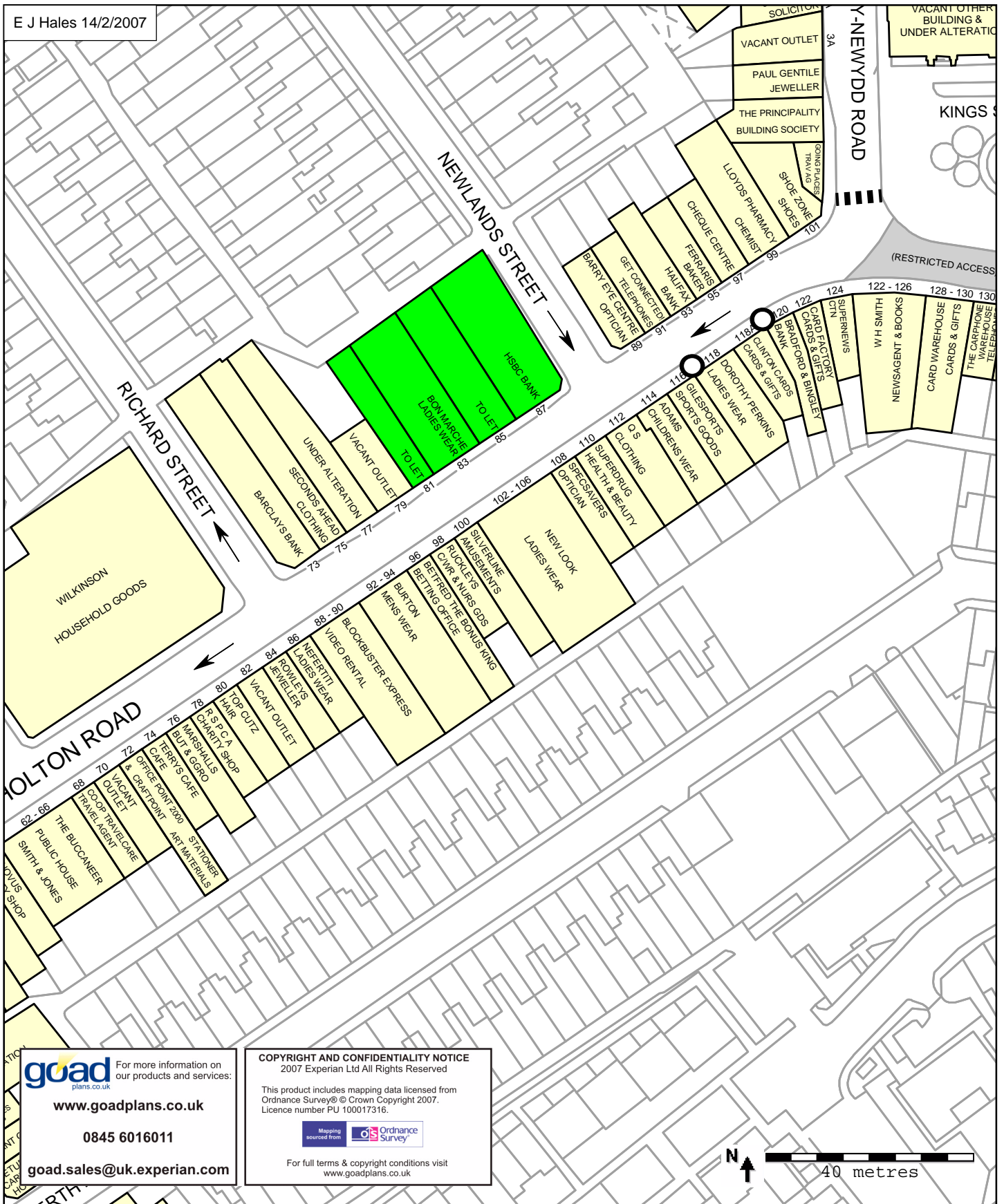
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E J Hales 14/2/2007



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