

## HIGH STREET

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 $P \subset M$ 

£1,400 P C M -







Positioned in the heart of Barry's vibrant High Street, this exceptional commercial unit presents an excellent opportunity for business owners seeking maximum visibility and footfall. With A3 planning use already in place, the property is perfectly suited for a café or coffee shop.

Previously operating as a fully furnished café, the premises are wellpresented and ready for immediate occupation. Recent extensions have significantly increased the unit's footprint, offering more flexibility than many neighbouring properties.

Located in a thriving, well-connected part of town, the property benefits from steady foot traffic and strong community engagement an ideal environment for a successful hospitality or retail business.

Don't miss your chance to secure a standout space in one of Barry's most sought-after commercial areas. Enquire today to arrange a

**SHOP FLOOR** 39'1" x 16'01"

**HALLWAY** 3'4" x 5'2"

W/C 9'4" x 3'4"

**KITCHEN** 12'3" x 6'5"

**STAIRWAY** 7'4" wide x 8'2" to hallway door

LIVING ROOM 14'2" x 20'8"

**OFFICE** 7'2" x 6'3"

**KITCHEN** 15'11" x 8'03" /11'06"

**STORAGE** 2'10" x 2'02"

**BEDROOM** 11'11" x 16'01" / 12'02"

**HALLWAY** 3'06" x 3'04"

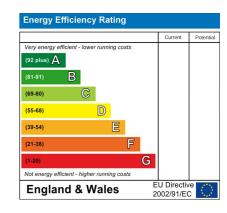
**SHOWER ROOM** 5'03" /2'09" x 3'09" /7'11"















High Street, Barry, CF62 7D2



 $\label{eq:Total Area: 77.1 m} Total Area: 77.1 \ m^2 \dots 829 \ ft^2$  All measurements are approximate and for display purposes or

BARRY & THE VALE'S HOME FOR

## STYLISH SALES & LETTINGS

