The Overview

Property Name:
Broad Street, Barry

Price:
£350,000

Qualifier:
Asking Price

3 1 1 EPC



The Bullet Points

- Substantial mixed-use commercial and residential property.
- Spacious ground-floor commercial premises currently arranged as an art gallery.
- Additional commercial accommodation with kitchen facilities and basement storage.
- Generously proportioned reception room with attractive bay window.
- Enclosed rear courtyard with paved seating area and timber pergola.
- Prominent position on Broad Street, close to Barry's High Street.
- Characterful interior featuring exposed brickwork and impressive timber beams.
- Two-bedroom residential accommodation arranged over the upper floors.
- Spacious fitted kitchen and dining area, separate office and utility room.
- Separate garage and store, with convenient access to local amenities and transport links.

The Main Text

Situated in a prominent position on Broad Street, Barry, this substantial mixed-use property offers an excellent opportunity for investors, business owners and purchasers seeking versatile commercial premises with spacious residential accommodation.

Ground Floor – Commercial Accommodation

The ground floor features an impressive commercial space, currently arranged as an art gallery, boasting exposed brickwork, characterful timber beams and attractive display areas. A further commercial area provides additional flexibility, complemented by kitchen facilities, basement storage and customer toilets. The versatile layout offers potential for various commercial uses, subject to necessary consents.

First Floor – Residential Accommodation

The first floor provides spacious living accommodation, including a generously proportioned reception room featuring an attractive bay window, fitted shutters and decorative ceiling detailing.

The fitted kitchen/dining room offers ample cupboard and worktop space, integrated cooking appliances and room for dining. A separate office provides an ideal home working space, while a practical utility room offers additional storage and laundry facilities.

Second Floor – Bedrooms & Bathroom

The second floor comprises two bedrooms and a spacious family bathroom. The principal bedroom offers comfortable double accommodation, while the second bedroom provides flexibility for guests or additional workspace.

The bathroom features a panelled bath, separate shower enclosure, wash hand basin and WC.

Outside

Externally, the property benefits from an enclosed paved courtyard with an attractive timber pergola, providing a pleasant outdoor seating area. A separate garage and adjoining store offer valuable additional storage. Offering character, space and excellent versatility, this distinctive property must be viewed to be fully appreciated.

Location & Local Amenities
The property occupies a prominent position on Broad Street, close to Barry's established High Street shopping area, offering a convenient location for both residential living and commercial activity.

The surrounding area provides an excellent selection of independent shops, cafés, restaurants, takeaways, convenience stores and everyday services. Larger supermarkets and retail facilities are also available around Barry town centre and the Waterfront.

Barry Island, with its popular sandy beach at Whitmore Bay, promenade, seaside attractions and hospitality venues, is within easy reach. Residents can also enjoy nearby coastal walks, parks and leisure facilities.

The combination of a busy commercial setting and established residential neighbourhood makes the property particularly appealing to purchasers looking for flexibility and convenience.

Public Transport & Commuting
The property is particularly well positioned for public transport.
- Barry Railway Station: Approximately 0.2 miles away, providing rail connections to Cardiff Central, Barry Island and onward destinations.
- Barry Island Railway Station: Approximately 0.6 miles away.
- Barry Docks Railway Station: Approximately 1 mile away.
- Local bus services: Bus stops on Broad Street and Windsor Road are within a short walk, offering connections around Barry and surrounding areas.
- Road connections: Convenient access to the A4055 and wider road network, with connections towards Cardiff, the Vale of Glamorgan and the M4 corridor.
- Cardiff Airport: Accessible by road, providing domestic and international travel options.

Local Schools
A selection of primary and secondary schools is available in and around Barry, including English-medium and Welsh-medium education.
School Approximate distance
Romilly Community Primary School 0.2 miles
Ysgol Gymraeg Sant Baruc 0.3 miles
High Street Primary School 0.3 miles
Ysgol Gymraeg Sant Curig 0.5 miles
Barry Island Primary School 0.6 miles

Secondary education options in the wider area include Whitmore High School, Pencoedtre High School and Ysgol Gymraeg Bro Morgannwg.

School distances are approximate straight-line measurements. Prospective purchasers should confirm school catchment areas, admissions criteria and availability directly with the Vale of Glamorgan Council.

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.

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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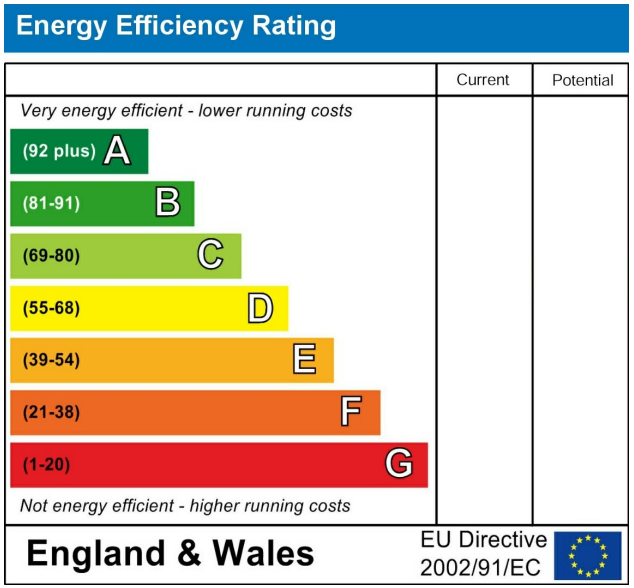


The Floorplan



Total floor area: 286.5 sq.m. (3,084 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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