

# The Overview

Property Name:  
**Park Crescent, Barry**

Price:  
**£700 Per Calendar Month**

Qualifier:  
**Per Calendar Month**



## The Bullet Points

- High-street location
- Large display windows for branding and visibility
- Small outdoor garden space
- W/C facilities to the rear
- Flexible open-plan shopfront layout
- Additional first-floor office/treatment room
- Spacious kitchen/staff room
- No business rates (subject to eligibility)
- £750 PCM with 5-year lease preferred
- 3 months' rent upfront + proof of trading and savings required



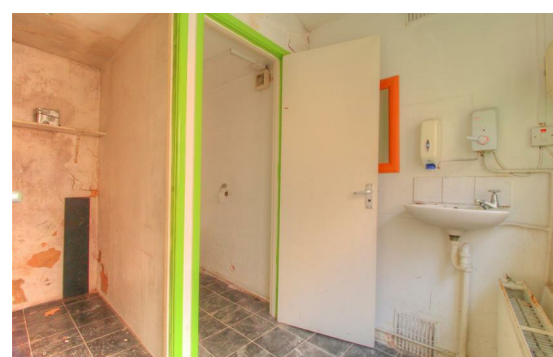
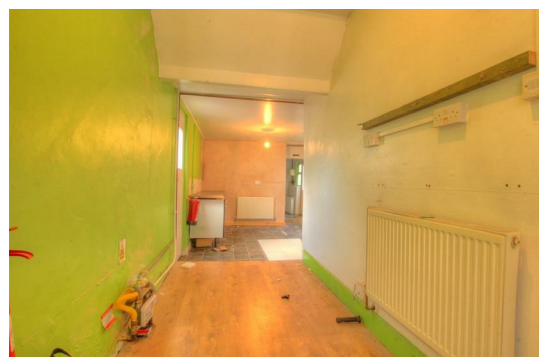
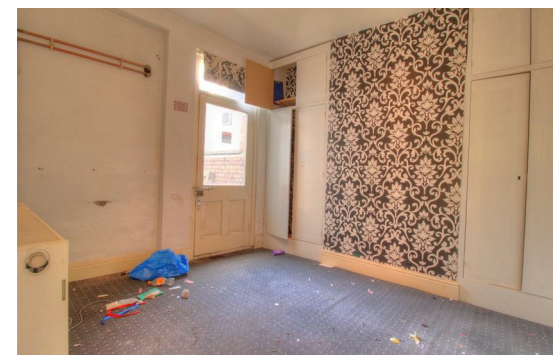
# *The Main Text*

Situated on the busy Park Crescent in Barry, this versatile commercial unit offers an excellent opportunity for a high-street business such as beauty, retail, office, or studio use. The property features a bright shopfront with large display windows and a flexible, open-plan layout, with fold-back partition walls that can be easily removed to maximise space. Upstairs, a hallway leads to a further treatment/office room with blue carpeting and direct access to a small outdoor garden.

To the rear of the property is a large kitchen/staff area with W/C facilities, providing ample practical working space for day-to-day operations. With no business rates (subject to eligibility), £750 PCM rent, and a prominent position with regular passing trade, this unit presents a fantastic opportunity for a growing or established business. A 5-year lease is preferred, with 3 months' rent payable upfront to secure the lease, along with proof of trading and 6 months' savings as part of the application process.

# 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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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	