

# The Overview

Property Name:

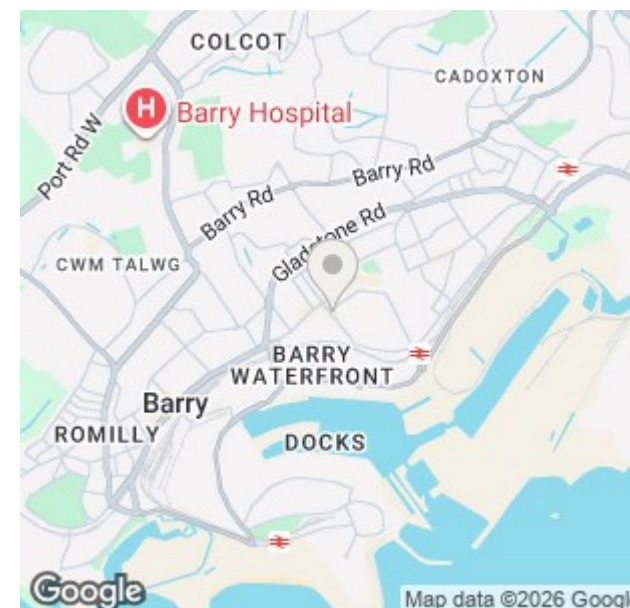
**Thompson Street, Barry**

Price:

**£180,000**

Qualifier:

**By Auction**



## The Bullet Points

- For Sale by Modern Method of Auction (T&Cs Apply)
- Online Bidding Platform
- Option to Purchase Before Auction
- Prominent Thompson Street Location
- Extensive Ground-Floor Retail Accommodation
- Buyers Fees Apply
- Subject to Reserve Price
- Substantial Mixed-Use Commercial Property
- Commercial Kitchen and Food Preparation Facilities
- Multiple Rooms Across the Upper Floors



# The Main Text

For Sale by Modern Method of Auction (T&Cs Apply)

Conrad Estate Agents is pleased to present this substantial, versatile mixed-use commercial property, prominently positioned on Thompson Street in Barry. Offered for sale by the Modern Method of Auction, the property offers an exciting opportunity for investors, commercial operators, and developers seeking sizeable premises with a variety of potential uses.

The building comprises extensive ground-floor commercial accommodation, currently configured for retail and food-related operations, plus a range of additional rooms and accommodation across the upper floors.

The ground floor offers prominent retail frontage onto Thompson Street, providing excellent visibility for passing traffic and pedestrians. Internally, the premises include spacious retail and customer-facing areas, commercial kitchen facilities with extraction equipment, preparation areas, storage rooms and ancillary accommodation.

The upper floors provide substantial additional space, comprising a mixture of generously proportioned rooms, office-style accommodation, kitchen facilities, and bathroom amenities. These areas offer considerable flexibility and may appeal to purchasers considering alternative commercial uses, residential conversion or a combination of uses, subject to the necessary planning permissions and regulatory consents.

Throughout the building, the accommodation varies in presentation, with some areas currently fitted out and others offering scope for refurbishment, reconfiguration and modernisation. The generous proportions and existing layout provide an excellent starting point for purchasers looking to maximise the building's potential.

Situated within an established commercial area of Barry, the property benefits from convenient access to local shops, businesses, public transport and surrounding residential neighbourhoods.

## Auction Information

This property is for sale by the Modern Method of Auction – Committed Buyer Route.

The sale is conducted under traditional auction terms but via a modern online bidding platform, providing flexibility and transparency throughout the process.

Upon acceptance of an offer, the buyer will be required to: Sign a Reservation Agreement of the final agreed sale price of £4,500 including VAT.

This secures the property exclusively for the buyer during the 56-day completion period from the date the draft contract is issued to the buyer's solicitor. This extended timeframe allows buyers to arrange mortgage finance (subject to lender criteria, affordability, and survey).

Please note:

The Reservation Fee forms part of the chargeable consideration for stamp duty calculations.

The property is subject to an undisclosed Reserve Price.

Both the Starting Bid and Reserve Price may be subject to change.

## Local Area

Located on Thompson Street in Barry, the property sits in a prominent position within an established commercial setting, surrounded by independent retailers, hospitality businesses, and residential properties.

Barry is one of the Vale of Glamorgan's principal towns, offering a wide range of shopping facilities, supermarkets, restaurants, cafés and leisure amenities. The property is conveniently located near the town's commercial centres and surrounding residential communities, offering opportunities for businesses seeking an accessible trading location.

The wider area continues to benefit from Barry's established residential population, coastal attractions and proximity to Cardiff. Barry Island, the Waterfront, and surrounding commercial districts contribute to the town's appeal for investment and business activity.

## Transport Links

The property benefits from convenient access to local and regional transport, making it accessible for customers, employees, and commercial operations.

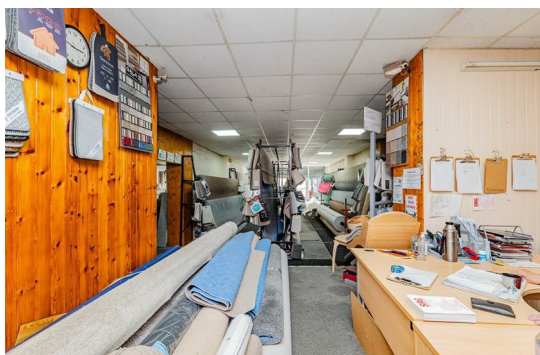
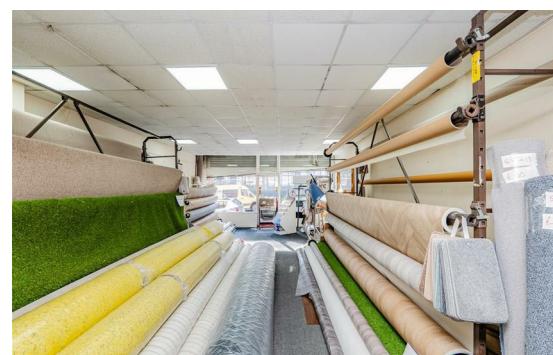
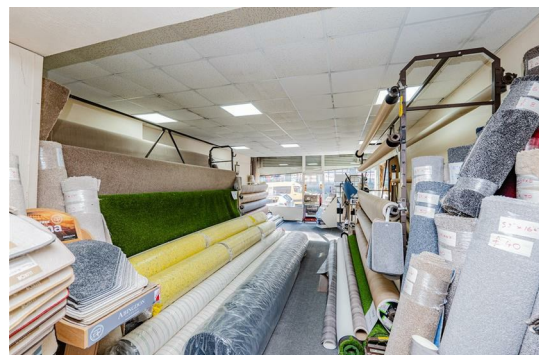
Barry offers several railway stations, including Barry Docks, Barry and Barry Island, with regular services connecting to Cardiff and other destinations throughout the Vale of Glamorgan.

Road connections are also convenient, with access to the A4050 and A4232, providing routes to Cardiff, the M4 motorway, and the wider South Wales road network.

Cardiff Airport is accessible by road, providing additional connectivity for businesses and investors requiring regional and international travel.

# 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.



# *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.



# *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.



# 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.



# The Floorplan



Total floor area: 612.5 sq.m. (6,593 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](http://www.Propertybox.io)

### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (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>                             |         |           |
| Not energy efficient - higher running costs |         |           |

**England & Wales**  
EU Directive 2002/91/EC

CONRAD ESTATE AGENTS