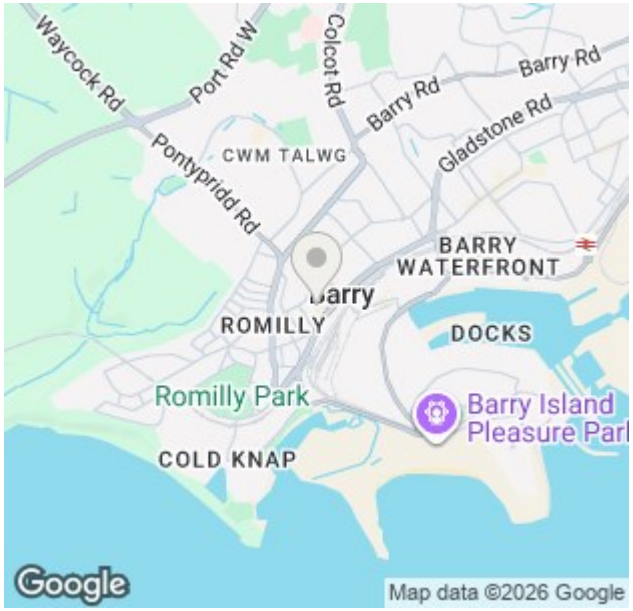
The Overview

Property Name:
York Place, Barry



Price:
£750 Per Calendar Month

Qualifier:
Per Calendar Month

0 0 0 EPC E

The Bullet Points

- Prominent Corner Position
- Extensive Glazed Frontage
- Excellent Natural Light
- Fitted Kitchenette
- Flexible Business Space
- Large Commercial Premises
- Spacious Open-Plan Layout
- Modern Neutral Interior
- Direct Street Entrance
- Available To Let

The Main Text

An excellent opportunity to lease prominent, spacious ground-floor commercial premises at York Place, Barry, CF62 7ED.

In an attractive corner position, the property benefits from an impressive amount of glazed frontage across two elevations, providing excellent natural light throughout the premises and strong visibility for a prospective occupier.

Internally, the accommodation is predominantly arranged as one substantial open-plan commercial space, offering considerable flexibility and making the premises suitable for a variety of potential business uses, subject to any necessary planning or consents.

The property has been presented in a clean, modern, neutral finish, with white walls, grey commercial-style flooring, and contemporary ceiling lighting throughout. The generous proportions provide plenty of scope for an incoming occupier to configure the premises around their individual business requirements.

A small fitted kitchenette/tea point is positioned towards the rear of the main accommodation, providing useful staff facilities without compromising the principal trading or working area.

The property also benefits from a prominent double-door entrance directly from the pavement. At the same time, the extensive windows create a bright, welcoming interior and offer strong potential for window displays, branding and signage.

Overall, this is a versatile and highly presentable commercial unit offering an excellent opportunity for a business seeking spacious premises with strong street presence in Barry.

Prospective occupiers should make their own enquiries regarding planning, permitted use, business rates and any consents required for their intended business.

Business Rates
The property has a current Rateable Value of £5,200. Subject to eligibility, qualifying occupiers may benefit from 100% Small Business Rates Relief, meaning no business rates may be payable. Interested parties should make their own enquiries with the local Council to confirm their liability.

Lease Terms
A new 5-year lease is preferred, subject to contract. To secure the premises, the successful tenant will be required to pay three months' rent in advance and any applicable legal costs.

Permitted Use
The premises are considered suitable for a variety of retail, office and service-based businesses, subject to any necessary planning permissions and landlord approval. Prospective tenants are advised to satisfy themselves that their intended use is appropriate before entering into any agreement.

Local Area
Barry is one of the Vale of Glamorgan's principal towns, offering a strong mix of residential neighbourhoods, established commercial areas, leisure facilities, and local services.

The town continues to support a wide variety of independent businesses alongside national operators, with a sizeable local population and convenient connections to Cardiff.

The combination of a prominent position, large internal floor area and extensive frontage makes 14 York Place an adaptable opportunity for an incoming commercial occupier.

Business & Customer Accessibility
The premises' ground-floor position and direct street entrance provide straightforward access from the pavement, while the extensive frontage makes the unit highly visible to passing traffic and pedestrians.

Its open-plan configuration means the space could accommodate a variety of commercial concepts, although interested parties should confirm their proposed use is permitted before entering into a lease.

Location & Transport
York Place is located in Barry, offering convenient access to the town's established residential and commercial areas.

The premises are positioned within easy reach of Barry town centre and its range of shops, businesses, professional services and amenities. The surrounding residential population may also provide a useful local customer base depending upon the nature of the incoming business.

Barry benefits from good road connections to Cardiff, the Vale of Glamorgan, and the wider South Wales region, while local railway stations provide regular services to Cardiff and surrounding areas.

The property's accessible position makes it suitable for businesses seeking premises serving both the immediate Barry market and the wider Vale of Glamorgan.

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

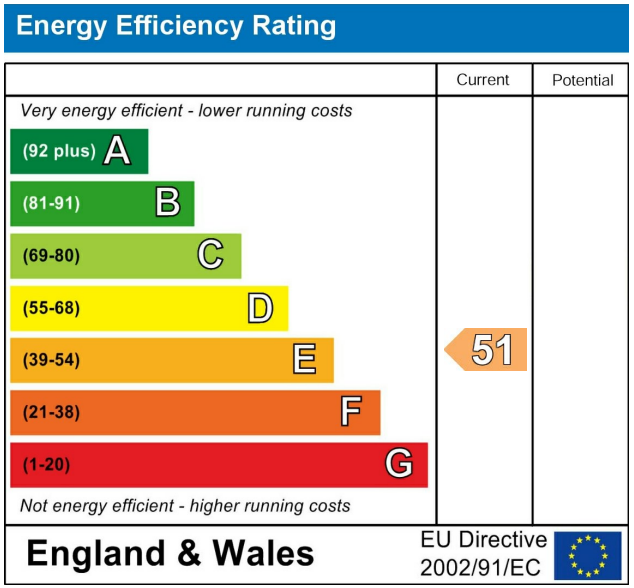
We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.

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.



CONRAD ESTATE AGENTS