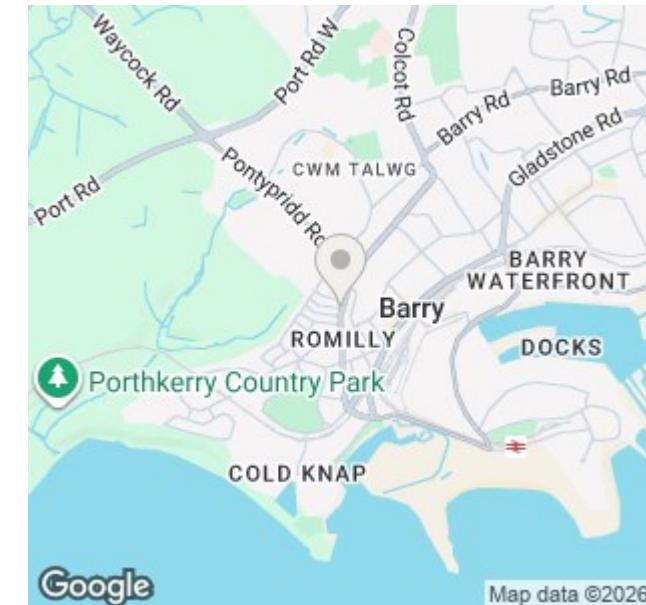


The Overview

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
- £750 PCM with 5-year lease preferred
- Flexible open-plan shopfront layout
- Additional first-floor office/treatment room
- Spacious kitchen/staff room
- No business rates (subject to eligibility)
- 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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The Floorplan

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

