The Overview

Property Name:
Park Crescent, Barry

Price:
£700 Per Calendar Month

Qualifier:
Per Calendar Month

0 0 0 EPC

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 a beauty salon, retail, office, or studio. 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.

Business Rates
The property has a current Rateable Value of £5,300. 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 relevant Local Authority to confirm their Business Rates liability and eligibility for any available reliefs.

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.

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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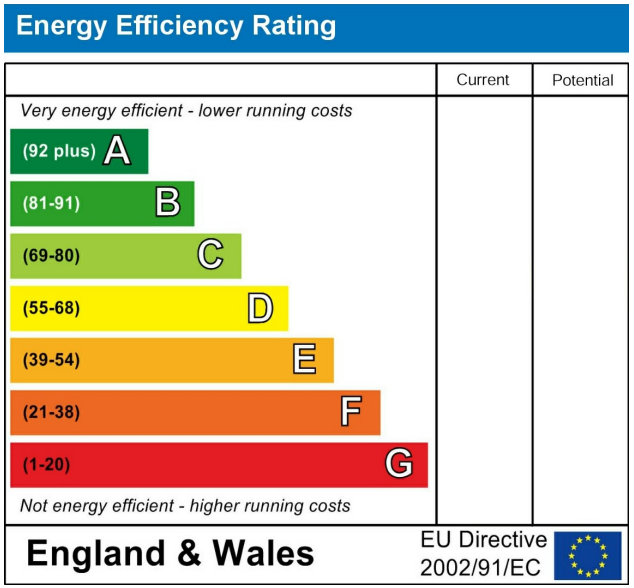

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