

# The Overview

Property Name:  
**Park Crescent, Barry**

Price:  
**£700 Per Calendar Month**

Qualifier:  
**Per Calendar Month**



# The EPC

| 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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

## 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
- 3 months' rent upfront + proof of trading and savings required
- Flexible open-plan shopfront layout
- Additional first-floor office/treatment room
- Spacious kitchen/staff room
- No business rates (subject to eligibility)

# ***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

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



# *The Photographs*

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.

# *The Photographs*

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.

# *The Photographs*

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.

# *The Floorplan*

# *The Map*

