

KEY
EXECUTIVE
SALES

Asking Price £170,000, Regent Street, Barry CF62 8DS





- Established salon trading from this location for approximately 59 years.
- Attractive asking price of £170,000.
- Prominent position on Regent Street, Barry.
- Existing commercial premises with an established business use.
- Potential to create a self-contained flat above, subject to the necessary consents.
- Opportunity to explore additional rental income.
- Appealing prospect for commercial property investors.
- Suitable opportunity for an owner-occupier looking to run their own business or retain existing Salon
- Neighbouring three-bedroom house also available to purchase.
- Subject to planning and building regulations.

The Property

A fantastic opportunity to acquire a well-established salon with existing income and potential for development in Barry.

Located on Regent Street, this commercial property presents an attractive opportunity for buyers looking to establish or expand a business, invest in commercial property, or explore the potential for a mixed-use development.

The salon has been trading from this location for approximately 20 years, providing a valuable established presence and an opportunity for a new owner to continue its use as a salon or consider alternative suitable commercial uses, subject to any necessary consents.

One of the property's key attractions is the potential to create residential accommodation above the commercial premises. Subject to planning permission, building regulations and any other relevant approvals, this could provide an additional income stream or create an appealing live-work opportunity.

The neighbouring three-bedroom house at number 3 Regent Street is also available at £295,000. Buyers interested in acquiring both properties may wish to explore the wider potential of the combined opportunity.

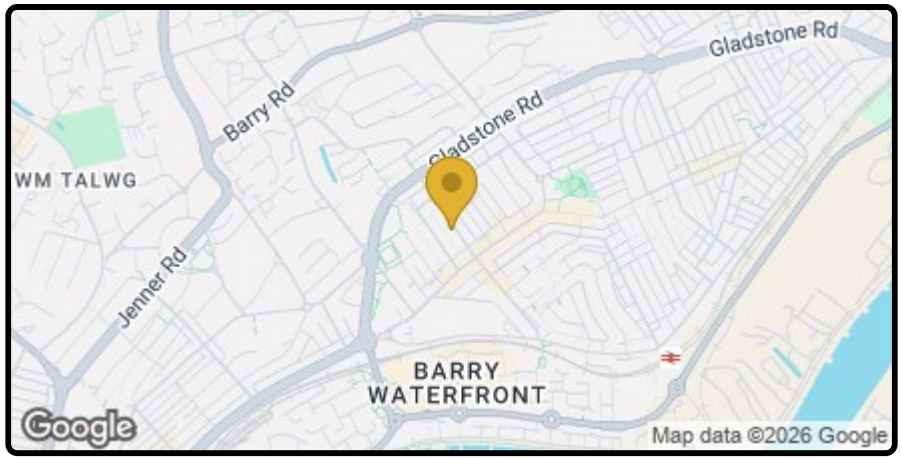
Whether you are an established business owner, an investor or a buyer looking for a property with scope to add value, number 2 Regent Street is well worth considering.

Please note: Any proposed residential conversion or change of use is subject to the relevant permissions and consents. The conservatory currently extends across the boundary between numbers 2 and 3; arrangements can be made to reinstate the boundary if only one property is purchased, subject to agreement and any necessary works.

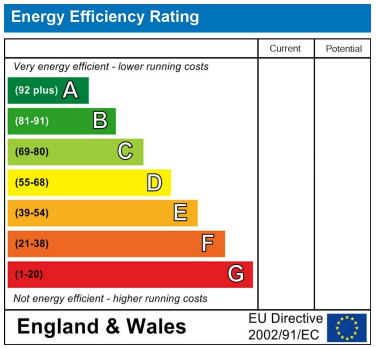
, Regent Street, Barry, CF62 8DS

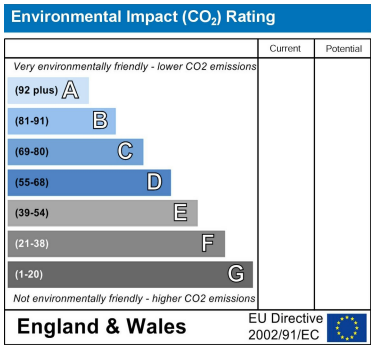
Established Salon | 59 Years at This Location | Potential Flat Above | Town Centre Location | Investment Opportunity

An exciting opportunity to acquire a long-established salon at Regent Street, Barry, which has been trading from this location for approximately 59 years. Priced at £170,000, this property offers an excellent opportunity for an owner-occupier, investor or entrepreneur, with further potential to create a self-contained flat above, subject to the necessary planning permissions and building regulations. The adjoining residential property at number 3 is also available for purchase, offering additional flexibility for buyers seeking a larger investment.









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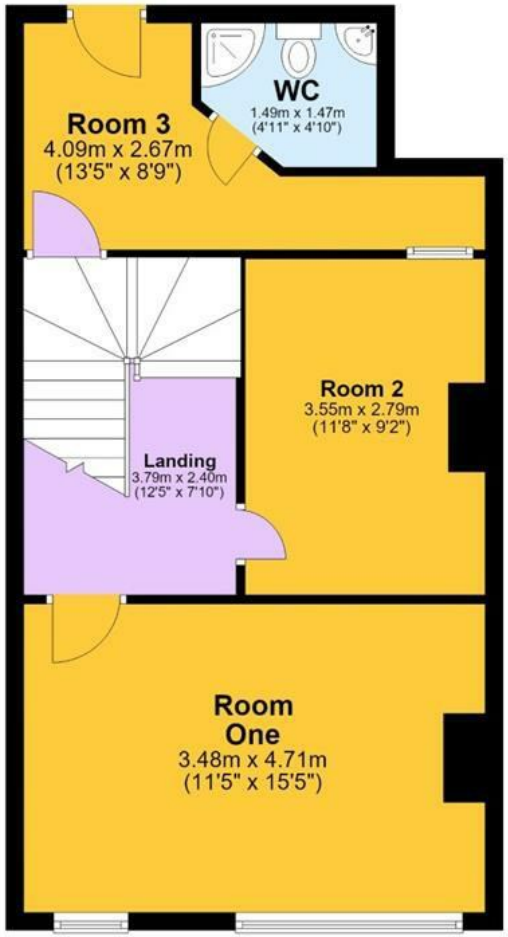
Ground Floor

Approx. 51.9 sq. metres (558.2 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.7 sq. feet)



Total area: approx. 99.9 sq. metres (1074.9 sq. feet)