



Asking Price £385,000, Regent Street, Barry CF62 8DS



- Two adjoining properties offered together for £385,000.
- Established salon trading from the same location for 59 years.
- Three-bedroom residential property included in the sale.
- Additional usable space via a loft conversion.
- Spacious open-plan living area within the house
- Fitted kitchen and ground-floor shower room.
- Conservatory providing additional living space.
- Potential to explore a self-contained flat above the commercial premises, subject to consents.

The Properties

A rare opportunity to acquire two adjoining properties, combining an established commercial premises with a three-bedroom home in Barry.

Opportunity to combine commercial and residential ownership.
The Combined Opportunity
Situated on Regent Street, this combined offering presents a unique opportunity for investors or those looking to invest in both commercial and residential property, establish a business alongside their home, or explore the longer-term potential of a mixed-use investment.

Offered for sale together at £385,000, the properties comprise number 2 Regent Street, a long-established salon, and number 3 Regent Street, a three-bedroom house with additional accommodation provided by a loft conversion.

Number 2 Regent Street – Established Commercial Premises

The commercial property currently operates as a salon and has been trading from this location for approximately 20 years, providing an established presence and an opportunity for a new owner to continue the existing business use or consider other suitable commercial uses, subject to any necessary consents.

A particularly appealing feature is the potential to explore the creation of a self-contained flat above the commercial premises. Subject to planning permission, building regulations and all other relevant approvals, this could offer the prospect of additional accommodation, supplementary rental income or an attractive live-work arrangement.

Number 3 Regent Street – Three-Bedroom Residential Property

The adjoining house offers versatile accommodation, making it a useful addition to the overall purchase. The ground floor features a spacious open-plan living area, a fitted kitchen, a conservatory providing additional living space and a convenient ground-floor shower room.

Upstairs, the property provides three bedrooms,

while the loft conversion offers further usable accommodation and flexibility for a range of requirements, subject to any applicable consents and confirmation of its authorised use.

The Combined Opportunity
The properties are being offered together as one package. Buyers could benefit from an established commercial premises alongside a residential property, with the opportunity to explore how the two buildings could best meet their business, investment or lifestyle objectives.

For investors, the combination of commercial and residential property may provide scope for a diversified income strategy, subject to the relevant tenancy, business and planning considerations. For an owner-occupier, the properties could offer the opportunity to operate a business close to home, while those with a longer-term vision may wish to investigate the potential for additional accommodation above the salon.

Conveniently positioned on Regent Street, Barry, the properties offer an opportunity to acquire a combined commercial and residential holding with established use and further potential to explore.

Please note: The conservatory currently extends across the boundary between numbers 2 and 3. As the properties are being offered together, this arrangement forms part of the existing layout. Any future separation, alteration, conversion or change of use would be subject to agreement, the necessary permissions and any required building works. The potential for residential accommodation above the salon has not been confirmed and is subject to planning permission, building regulations and all other relevant approvals. Buyers should make their own enquiries regarding the property's layout, planning status, building compliance and any proposed alterations.

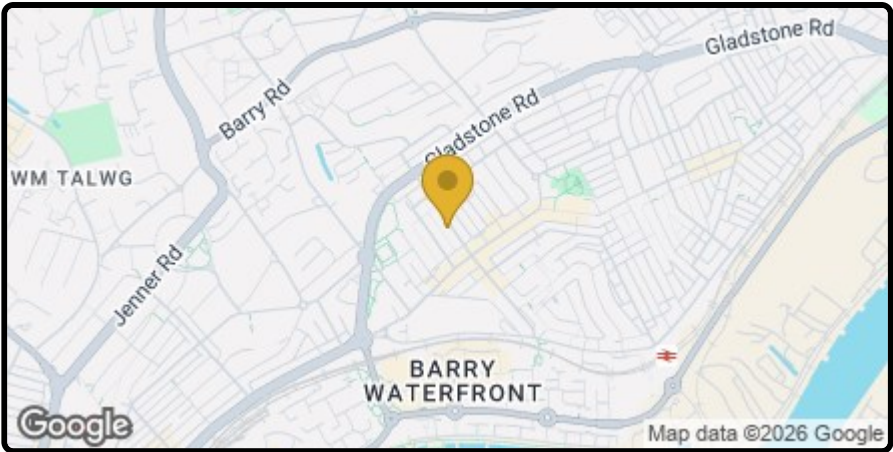


, Regent Street, Barry, CF62 8DS

Two Adjoining Properties – Established Salon & Three-Bedroom House – Regent Street, Barry

Combined Commercial & Residential Opportunity | Established Salon | Three-Bedroom House | Loft Room | Potential for Additional Accommodation | Town Centre Location

An exciting opportunity to acquire two adjoining properties on Regent Street, Barry, offered together for £385,000. The portfolio comprises a well-established salon that has traded from the same location for 59 years years, alongside a three-bedroom residential property featuring a loft conversion, spacious living accommodation and a conservatory. With the potential to explore additional residential accommodation above the commercial premises, subject to the necessary consents, this versatile opportunity is ideal for investors, business owners or buyers seeking a combination of commercial and residential property in a convenient Barry location.



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

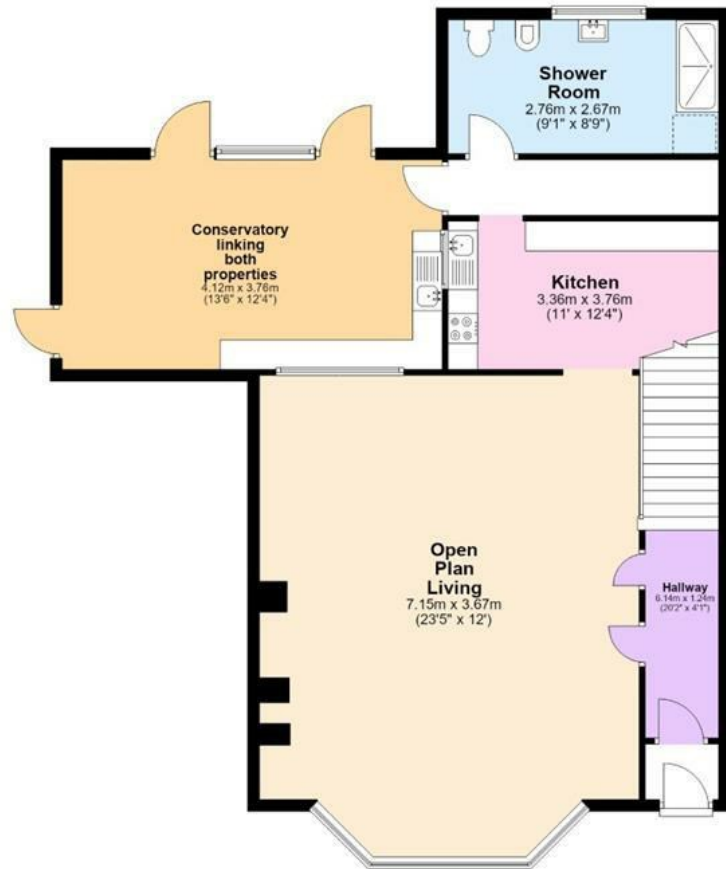
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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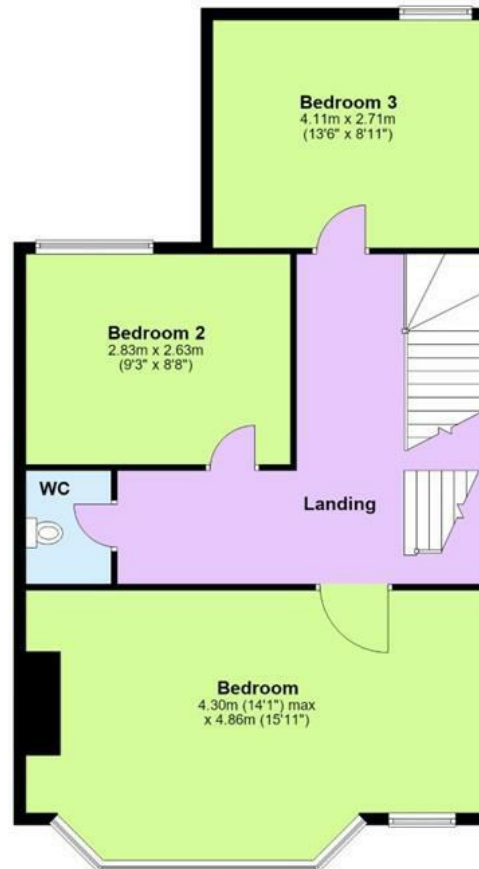
Ground Floor

Approx. 135.5 sq. metres (1458.5 sq. feet)



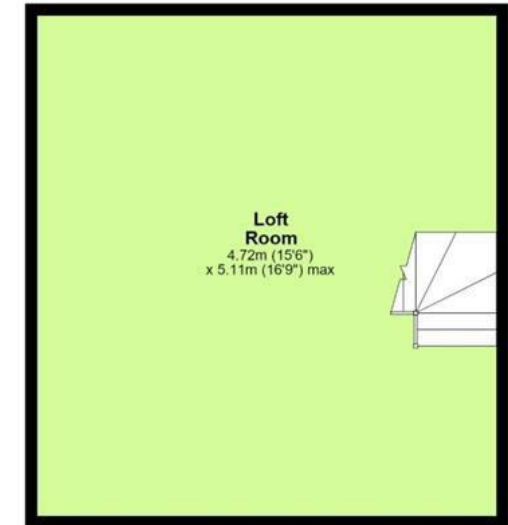
First Floor

Approx. 93.2 sq. metres (1003.1 sq. feet)



Second Floor

Approx. 65.8 sq. metres (708.1 sq. feet)



Total area: approx. 294.5 sq. metres (3169.7 sq. feet)