

The Overview

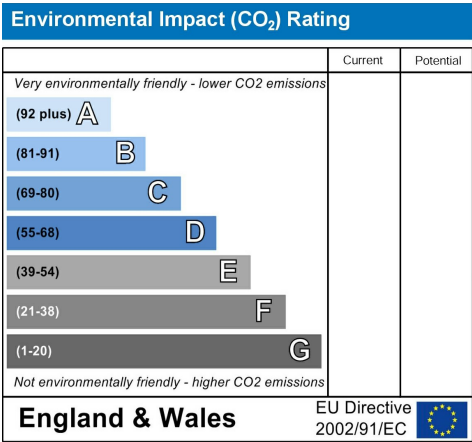
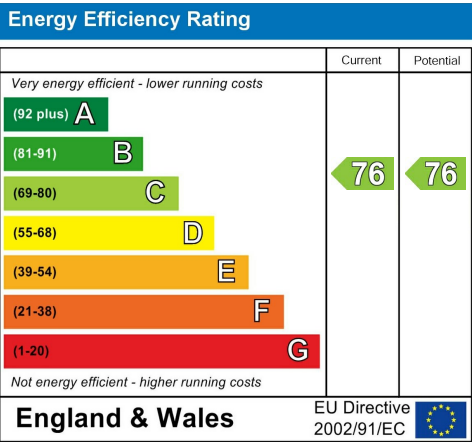
Property Name:  
**Pix N Mix**  
**12 Market Street**  
**Barry**  
**Barry**  
**Vale of Glamorgan**  
**CF62 7AS**

Price:  
**£240,000**

Qualifier:  
**Asking Price**



The EPC



The Bullet Points

- Prime Market Street location
- Three floors for business use
- Potential residential flat above
- High foot traffic area
- Ideal for retail, office, or dining
- Three-story commercial property
- Basement cellar for storage or development
- Versatile layout
- Prominent storefront visibility
- Excellent investment opportunity

# The Main Text

RE/MAX Estate Agents Presents is a three-story commercial property offering an exceptional opportunity for entrepreneurs and investors alike. Situated in a prime location on Market Street in Barry, CF62 7AS, this versatile building presents many possibilities for a thriving business venture.

The property, which spans three floors, boasts ample space for commercial activities. The two lower floors could be utilized for retail, office, or restaurant purposes. The expansive ground floor provides a blank canvas for establishing a vibrant storefront, attracting foot traffic and maximizing visibility in Barry's bustling heart.

Additionally, the property offers the unique advantage of a basement cellar, which offers valuable storage space or the potential for further development to enhance business operations. This feature adds versatility and functionality to the premises, catering to various business needs and ensuring efficient inventory management.

Beyond its commercial potential, the property also offers the opportunity to capitalize on the growing demand for mixed-use properties. With a residential flat on the upper floor, investors can generate additional income streams by leasing the accommodation or providing live-work arrangements for entrepreneurs.

The property's strategic location further enhances its appeal. Market Street is a prominent thoroughfare renowned for its vibrant atmosphere and diverse range of businesses. Positioned amidst a bustling commercial hub, Pickamix benefits from high pedestrian traffic and easy access to amenities, ensuring a steady flow of potential customers.

A significant opportunity for savvy investors and ambitious entrepreneurs seeking to establish a successful venture in Barry's thriving market. With its prime location, versatile layout, and potential for mixed-use development, this property offers the perfect foundation for realizing your business aspirations.

## Additional Information

Tenure: Freehold  
Business Rates - £8,300 PA  
No restrictions that we know of  
EPC: D

## The Local Area

Market Street in Barry is a vibrant and dynamic locale pulsating with the energy of a bustling commercial hub. Lined with an eclectic mix of shops, cafes, and eateries, it offers something for everyone. The street buzzes with activity, drawing locals and visitors to explore its offerings. With its central location, Market Street is a vital artery connecting residents to essential amenities and services. Beyond its commercial appeal, the area exudes a distinct charm, characterized by historic architecture and a tight-knit community atmosphere. Residents enjoy easy access to parks, schools, and public transportation, enhancing the area's livability. Whether strolling along the bustling sidewalks or indulging in the local culinary delights, Market Street encapsulates Barry's vibrant spirit.

## Schools

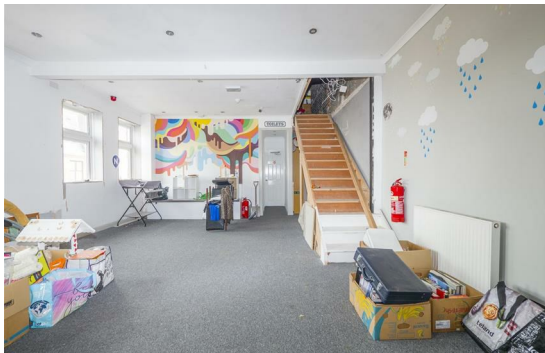
Barry boasts a diverse range of schools, providing quality education and nurturing environments for students of all ages. From primary to secondary institutions, the area has esteemed educational facilities that foster academic excellence and personal development. With a focus on tailored learning experiences, these schools prioritize individualized support and innovative teaching methods to inspire a lifelong love of learning. Additionally, Barry benefits from a strong community involvement in its educational institutions, with dedicated teachers and staff working collaboratively to ensure student success. Whether seeking a primary school for young learners or a secondary institution preparing students for future endeavours, families in Barry can find educational options that meet their needs and aspirations.

## Transport

Transportation in Barry is both convenient and accessible, facilitating seamless connectivity within the town and beyond. Residents benefit from an extensive network of bus routes, providing efficient links to neighbouring communities and key destinations throughout the region. Additionally, Barry is served by a well-connected railway station, offering frequent train services to major cities such as Cardiff and Swansea and direct routes to Cardiff Airport for convenient air travel. The town's strategic location near major roadways, including the M4 motorway, further enhances its accessibility by car, facilitating easy commutes and travel for residents and visitors alike. Whether commuting to work, exploring the surrounding countryside, or embarking on adventures further afield, the comprehensive transportation infrastructure in Barry ensures smooth and hassle-free journeys for all.

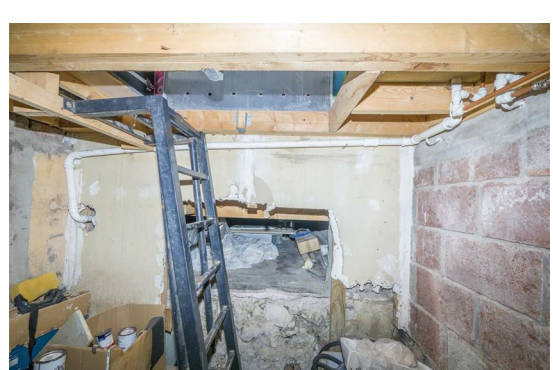
# The Photographs

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.



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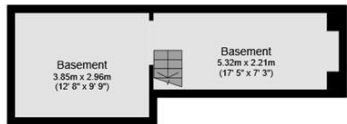
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# The Floorplan

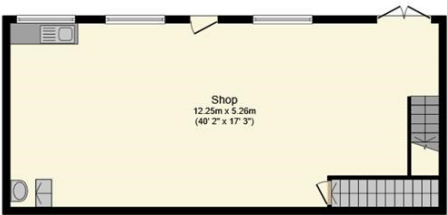
# The Map



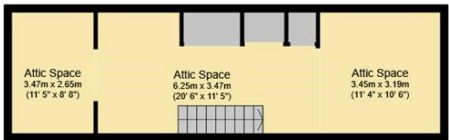
Basement



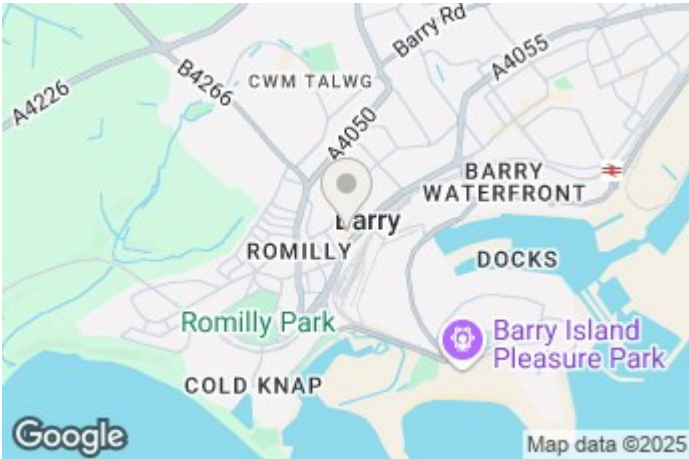
First Floor



Ground Floor



Second Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)