

The Overview

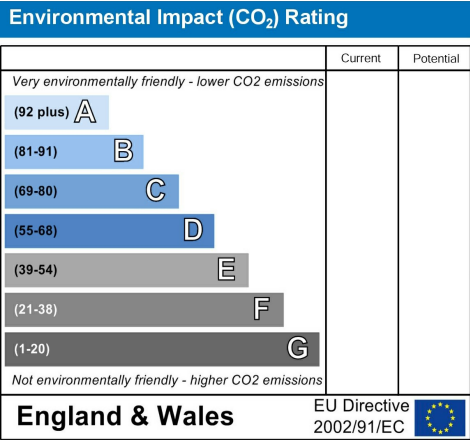
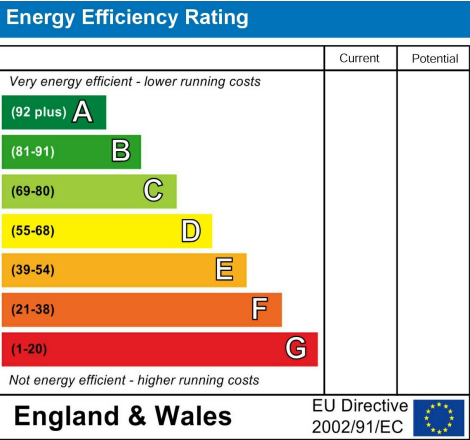
Property Name:
The Square, St. Athan, Barry

Price:
£650 Per Calendar Month

Qualifier:
Per Calendar Month



The EPC



The Bullet Points

- Prime central St Athan location
- Large front display windows
- Two rear wash basins included
- Kitchenette and storage space
- No business rates (subject to eligibility)
- Modern open-plan salon layout
- Bright and inviting interiors
- Reception and seating area
- Air conditioning and heating
- £650 PCM rent, 5-year lease preferred

The Main Text

Conveniently located in the heart of St Athan, this beautifully presented ground-floor premises offers an exceptional opportunity for a new or expanding salon business.

The property features a bright and spacious main area with large front windows providing excellent natural light and visibility. The current layout includes multiple cutting stations, a stylish reception area, two rear wash basins, and a kitchenette/storage area. Finished to a high standard throughout, the unit provides a ready-to-trade setup for hair, beauty, or similar service-based businesses. Additionally, the space can be easily customised or expanded to suit your specific business needs.

With no business rates (subject to eligibility), £650 PCM rent, and a prominent high-street position with steady passing trade, this is an ideal space for a business seeking visibility and growth potential.

A 5-year lease is preferred, with 3 months' rent payable upfront to secure the lease. As part of the application process, we require proof of trading and 6 months' savings.

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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