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CARDIFF

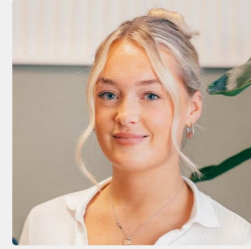
VALE

CAERPHILLY

BRISTOL



Comments by Miss Georgia Farr



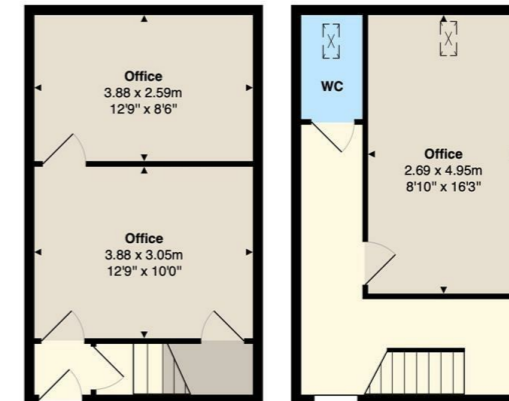
**Property Specialist**  
**Miss Georgia Farr**  
Sales Negotiator

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Comments by the Homeowner

Island Road, Barry, CF62 7AR

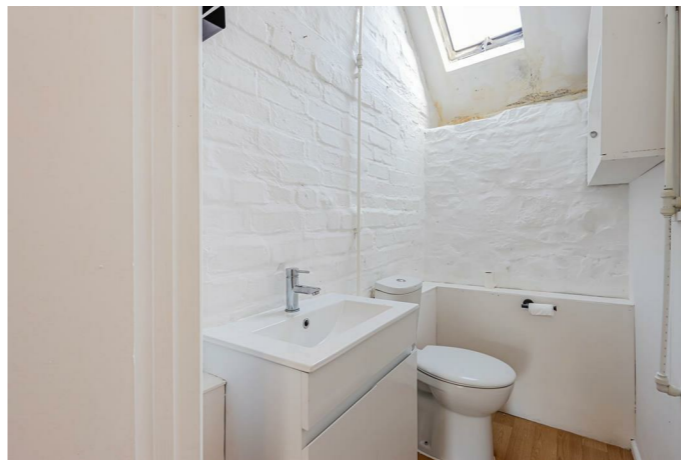


Total Area: 52.3 m<sup>2</sup> ... 563 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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

- ROOM ONE 11'09" x 9'0" (3.58m x 2.74m )
- ROOM TWO 8'06" x 11'09" (2.59m x 3.58m )
- UPSTAIRS ROOM 8'10" x 16'03" (2.69m x 4.95m )
- W/C 3'07" x 6'01" (1.09m x 1.85m )
- HALLWAY 12'07" x 5'07" / 3'07" (3.84m x 1.70m / 1.09m )



# Island Road

, Barry, CF62 7AR

Price

**£90,000**

null Bedroom(s) null Bathroom(s) sq ft



Contact our  
**Knights Barry Branch**  
01446 700222

Located on the busy Island Road in Barry, this workshop offers an excellent investment opportunity for businesses seeking a prominent and well-connected location. Positioned on a lively high street, the property enjoys strong footfall and outstanding visibility, making it perfectly suited for retail or office use.

The workshop has been fully refurbished to a high standard throughout, creating a contemporary and welcoming environment for both staff and customers. It features three flexible office or retail areas, thoughtfully designed to maximise space, comfort, and usability. A modern w/c further enhances the practicality of the property.

More than just a workspace, this property provides a strong foundation for business success within a thriving local community. Its prime location and quality finish make it highly appealing to a wide range of occupiers. Ideal for expanding an existing business or launching a new venture, this Island Road workshop represents an opportunity not to be overlooked.



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