



New Crescent , Barry, CF62 6HE  
£750 pcm | Available Now | 0 bedroom



- Unfurnished
- 
- EPC Rating  
[[EPCImages.EERImage.CurrentAsLetter]]

**\*\*A1 COMMERCIAL UNIT\*\*AVAILABLE NOW\*\*FULL REPAIR & INSURE LEASE\*\***

James Douglas is delighted to offer this fantastic commercial property to let, ideally situated on New Crescent in Barry, surrounded by a range of thriving local businesses. This well presented unit is available on a Full Repair and Insure (FRI) lease and benefits from an existing A1 licence, making it suitable for a variety of retail uses. The property comprises a spacious front reception area, leading to a private kitchen and WC at the rear. In addition, there's a versatile upstairs room, perfect for use as an office, storage, or additional workspace. This is an excellent opportunity for a business looking to establish itself in a high-footfall location.

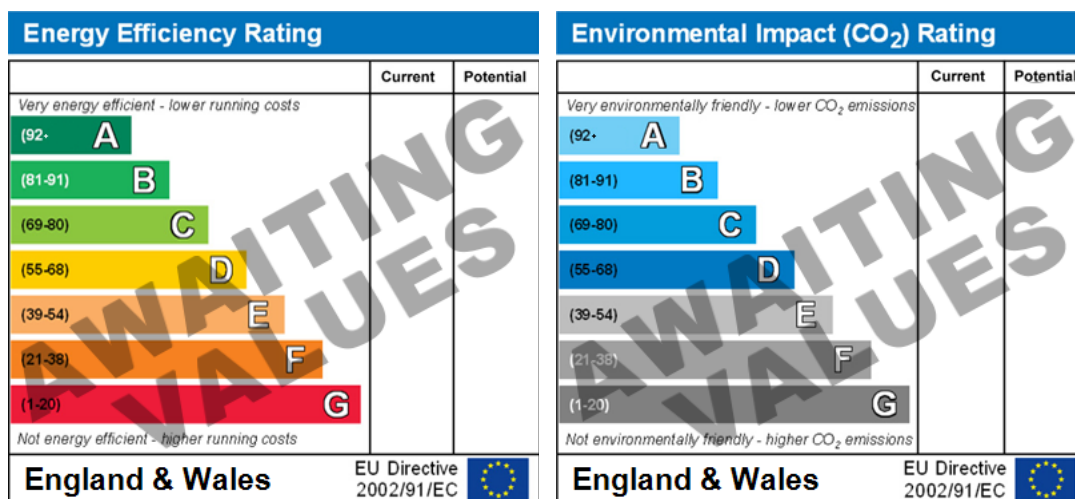
Monthly Rent: £750.00

Annual Rent: £9000.00

Deposit: £850.00

Application Fee: £300

EPC:



**Relevant letting fees and tenant protection information**

As well as paying the rent, you may also be required to make the following permitted payments.

**Before the tenancy starts (payable to James Douglas)**

- Holding Deposit: One week's rent
- Security Deposit: Usually a deposit equivalent to 5 weeks rent will be charged, except where the annual rent exceeds £50,000 (deposit equivalent to 6 weeks rent) or a pet is agreed at the property (additional deposit of £100 per pet)
- Rent Arrears. Chargeable from 7 days arrears, calculated on the interest at 3% above Bank of England base rate
- Payment for a breach of the tenancy agreement up to the prescribed limit

**During the tenancy (payable to the landlord/managing agent if permitted and applicable)**

- Utilities: gas, electricity, water
- Communications: telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

**Other permitted payments**

- Any other permitted payments, not included above, under the relevant legislation including contractual damages and for the loss of a key or other security device

Tenant protection: James Douglas Sales & Lettings and Student Living by James Douglas are members of Propertymark and Lonsdale Insurance Brokers Ltd (client money protection schemes), and members of The Property Ombudsman redress scheme. You can find more details on our website.

**If you wish to rent a property as a company tenant, there is a £300 application fee.**