

# TO LET

RESTAURANT AND CAFÉ BAR OPPORTUNITY

029 2037 8921 

fletchermorgan.co.uk 

28 Park Place, Cardiff CF10 3BA 



**Fletcher  
Morgan**



**Unit 444, West Haven, Barry Waterfront CF62 5BR**



## Video Links

[Barry Waterfront Video 1](#)

[Barry Waterfront Video 2](#)







## Location

The coastal town of Barry is approximately 8 miles south west of Cardiff. The Quays occupies a prime waterside location at the heart of the exciting regeneration of Barry Waterfront and close to Barry Island Sea Front.

The regeneration covers an area of over 100 acres and includes 2,000 new homes, restaurants, bars, hotel and other leisure and commercial uses with a new road linking the Town Centre and Barry Island. Construction of The Quays commenced in 2015.

Nearby occupiers include: **Asda Supermarket, Premier Inn, Brewers Fayre, West Quay Medical Centre** and the award winning conversion of the Grade II Listed **Pumphouse** for restaurants and coffee shop. The former railway storage buildings are now **The Goodsheds** a place to eat, drink, shop and sleep.

The Quays extends to some 30,000 sqft of restaurants, café bars and leisure overlooking the waterfront and in close proximity to Barry Rail Station.

## Description

The newly constructed ground floor restaurant / café bar unit is of shell condition with gas, electric and water supply. The unit is fully glazed with double access.

The unit benefits from planning permission for a restaurant or café bar, however, it could be suitable for medical, health and wellness, professional agencies or beauty salon – subject to planning.

## Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

**Unit 444 832.3 sq.ft. | 77.33 sq.m.**

## Rates

The Rateable Value of the property is as follows:

**2026/27 based on UBR multiplier of £0.502p**  
**Rateable Value = £15,250 | Rates Payable = £7,655**

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

## Tenure

The subject property is available on a new Full Repairing and Insuring lease, terms to be agreed.

## Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

## Rent

**£16,000 per annum exclusive**

## Service Charge

Occupiers will be required to contribute towards an annual service charge for the upkeep of common areas. Further details on request.

## VAT

All figures quoted are exclusive of V.A.T. where applicable.

## Energy Performance Certificate

On application

## What3Words

thank.boxer.bliss



## CONTACT

Matthew Jones

📞 029 2034 7054

📱 07968 769325

🌐 [/MatthewJones](https://www.linkedin.com/in/MatthewJones)

✉️ [matthew.jones@fletchermorgan.co.uk](mailto:matthew.jones@fletchermorgan.co.uk)



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