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Ethos, Kings Road, SA1, Swansea Waterfront, Swansea, SA1 8AS.



**Investment
For Sale**

8 Station Road
Port Talbot
SA13 1JB

- Freehold Investment Opportunity
- Adjacent to the new Transport Hub and pedestrianised concourse
- 10+ years remaining on lease (lease expires 14.05.2029)
- Seeking offers in the region of £210,000



DESCRIPTION & LOCATION

The property is prominently located on Station Road adjacent to the new transport infrastructure and public realm works which have recently been completed to the new transport hub. The Transport Hub centralises main transport links including Port Talbot Parkway station, a new bus terminal, cycle facilities, a taxi rank and drop-off and pick-up bays in a largely pedestrianised concourse, providing easier access for all to employment and residential areas in and around the town.

This property benefits from main road frontage and is situated on a principal road leading to the main retail core experiencing high footfall and transport movements. Port Talbot Town Centre is conveniently positioned nearby.

The property is a four storey traditional terraced premises with front and rear access. The ground floor is made up of retail space (restaurant/café). The first floor comprises 3 x WCs, storage/office and a staff room. The second & third floors are currently used for accommodation.

ACCOMMODATION

Description	Sq m	Sq ft
Ground Floor	191	2056
First Floor	81	873
Second Floor	2 nd /3 rd floors are currently utilised as accommodation.	
Third Floor		
Net Internal Area	272	2929

TENANCY

The property is let on an FRI basis on the following terms:-

Lease Term	Rent	Rent Reviews
20 years from 15 th May 2009	£14,000 pa	3 yearly

TENANT BREAK

Tenth and fifteenth anniversary of the date of the lease.

BUSINESS RATES

The property is described in the Valuation Office Agency Rating List for 2017 as Shop, cafe & premises with a Rateable Value of £12,250

UBR for Wales 2017/18 49.9p in the £

Interested parties are asked to verify this information by contacting the local authority.

PRICE

We are seeking offers in the region of £210,000 for our client's freehold interest.

VIEWING ARRANGEMENTS

NICHOLAS FOUNDS

☐ 01792 479845

@ nicholas@rowlandjones.co.uk

ANGELA EVANS

☐ 01792 479830

@ angela@rowlandjones.co.uk

EPC

An EPC has been commissioned and will be available shortly.

Rowland Jones Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of Rowland Jones Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
2. Intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise to the correctness of each of the statements contained in these particulars.
3. The vendor does not make or give, nor are any of the partners of Rowland Jones Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation this property.
4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.



LOCATION



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