

UNIT 3, BAGLAN BAY RETAIL PARK
PORT TALBOT, SA12 7BZ



RETAIL WAREHOUSE UNIT TO LET
5,030 SQ FT GIA & MEZZANINE OF CIRCA 2,300 SQ FT



Port Talbot is located 9 miles east of Swansea and 40 miles west of Cardiff. Baglan Bay Retail Park is situated on the Baglan Energy Park, Port Talbot and is adjacent to the A4241 which is a dual carriageway and is the main arterial route connecting Port Talbot with the Baglan Energy Park. Junction 41 of the M4 is 1 mile to the north. Baglan Bay Retail Park and the immediate area provides the only out of town retail offer for Port Talbot. Other occupiers on the Park are Halfords, Pets at Home and Poundstretcher with other occupiers within the immediate vicinity being B&M, a Morrisons food store, Lidl, Food Warehouse, Subway and a KFC drive thru. The Neath Port Talbot Hospital is also located nearby. 112 parking spaces are provided on the Park.

DESCRIPTION

The unit comprises a mid terrace retail warehouse with a sales area provided on the ground floor and part mezzanine. WC facilities, storage, a customer lift and rear servicing are provided.

TERMS

The unit is available to let via a new lease for a term to be agreed, from August 2020, with 5 yearly upwards only rent reviews on effective full repairing and insuring terms. The current annual service charge for the unit is £7,494.70 pax (£1.49 per sq ft).

ACCOMMODATION

The unit provides the following approximate areas :

Gross Internal Area	467.29 sq m	5,030 sq ft
Mezzanine (approx.)	213.67 sq m	2,300 sq ft

PLANNING

The unit is able to be used for A1 non-food retail use, subject to certain restrictions. Other uses will be considered on a subject to planning basis.

EPC RATING

B - 41

VAT

VAT is payable to the rent.

LEGAL COSTS

Each party to bear its own legal costs in dealing with this transaction.

Quoting Rent **£ 49,500 pax**

RATEABLE VALUE

The 2017 Rateable Value for the unit is:

Rateable Value	£ 44,500
Rates Payable (2020/21)	£ 23,407

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.



VIEWING

To be arranged via joint sole letting agents:-
Huw Thomas huw.thomas@coark.com
029 2034 6312

REF: HT/102152- SEPTEMBER 2020

David Marsden david.marsden@avisonyoung.com
020 7317 3771

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

Regulated by RICS

Cooke & Arkwright for themselves and for the vendor/lessor of this property whose agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Cooke & Arkwright for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Cooke & Arkwright nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated. 6. Cooke & Arkwright is a trading name of Cooke & Arkwright Limited.

T 029 20 346346

www.coark.com