

FOR SALE/TO LET

Unit H Llewellyn's Quay, Port Talbot, SA13 1RF

Detached Workshop With Offices



- Unit Of 307 Sq.M. (3,305 Sq.Ft.)
- Includes Office & Ancillary Accommodation
 - Situated Close To Centre Of Estate
 - Offers A Unique Opportunity To Buy

Location (SA13 1RF)

The subject property is situated within Llewellyns Quay, a mixed use development to the south-east of Port Talbot town centre.

It is strategically placed very close to the major Tata Steelworks in the town, and access to the area has been greatly enhanced by the construction of the A4241 Harbour Way, the dual carriageway linking Llewellyn's Quay with J.39 of the M4.

The unit itself is situated close to the centre of the estate, near to the café and office quarter.



Description

The property comprises a detached workshop unit with offices, benefitting from the following:

- Steel framed construction with wooden truss roof;
- Main workshop plus ancillary wcs. & stores;
- 3x. vehicular access doors;
- Minimum eaves height of 2.7m. (9ft.) rising to apex;
- Additional offices;

Accommodation (Gross Internal Areas)

	Sq.M.	Sq.Ft.
TOTAL	307	3,305
<i>Inc.</i>		
<i>Workshop</i>		
<i>Offices</i>		
<i>Kitchen</i>		
<i>Store</i>		
<i>Wcs.</i>		

Mains Services

We understand that the property benefits from a 3x phase electricity supply, and mains water.

User

The estate has a general overall consent which includes Use Classes B1 & B8.

Estate Service Charge

The occupier is to contribute towards an estate service charge to cover the cost of maintaining the private roadway which runs through the entire estate, as well as foul drainage maintenance.

SUBJECT TO CONTRACT

Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Alternatively our clients will also consider a freehold sale of the property.

Quoting Rent/Price

New lease - **£9,995 pa.**

Sale - offers are invited in the region of **£150,000**

Business Rates

The property has a Ratable Value of £6,700 (2017). Current business rates payable (2019/2020) are expected to be £3,524 pax.

Energy Performance Certificate (EPC)

111 – Band “E”



Business Support

For further advice for businesses please contact:

Economic Development Unit at Neath Port Talbot Borough Council on **(01639) 686 385.**

Additional assistance may also be available from the Welsh Assembly Government (Business Wales) on **03000 60 3000**

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the sole agents:



Michael Bruce MRICS:

Mobile: 07920 144 603

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DECEMBER 2019

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