

FOR SALE

MIXED USE RETAIL INVESTMENT (A3 & C3 USE CLASS)

7 Ty'r Owen Terrace, Cwmavon, Port Talbot,
SA12 9BG



- LARGE MIXED-USE INVESTMENT ALONG A PROMINENT CORNER POSITION ALONG THE OUTSKIRTS OF PORT TALBOT TOWN CENTRE (CWMAVON)
- 169.72 SQ.M (1,826.88 SQ. FT.) ARRANGED OVER TWO FLOORS
- PRODUCING A CURRENT RENT PASSING OF £14,040 PA WITH POTENTIAL FOR RENTAL GROWTH ON 1ST JANUARY 2027
- AN ATTRACTIVE GROSS INITIAL YIELD OF 9.68% WITH POTENTIAL REVERSIONARY YIELD OF 10.48%

OFFERS IN THE REGION OF
£145,000

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LOCATION

7 Ty'r Owen Terrace is situated in the village of Cwmavon, a well-established residential area just north of Port Talbot in Neath Port Talbot.

The village is conveniently positioned for access to Port Talbot town centre, which provides a wide range of amenities including supermarkets, retail outlets, schools, healthcare facilities and leisure services. Excellent road links are a key advantage, with the M4 motorway easily accessible.

The proximity to major employment hubs in Port Talbot and the wider Swansea Bay area further strengthens the investment profile of the property. Overall, the location combines affordability, accessibility and local amenity, making 7 Ty'r Owen Terrace a solid prospect for buy-to-let investors seeking reliable rental demand in South Wales.

DESCRIPTION

The subject premises comprises an end terraced two-storey mixed use building, which is situated along a prominent corner position fronting a relatively busy thoroughfare within the village of Cwmavon, Port Talbot.

The premises is currently occupied for use as a hot food takeaway (trading as Pizza Gatti) over the ground floor, together with an additional self-contained residential flat arranged over the remaining ground and first floors, measuring approximately **169.72 sq.m (1,826.86 sq. ft.)** in total.

We note that the subject premises benefits from a sales area with a depth of approximately 8.03m in total. The main sales area is also supported by ancillary accommodation, comprising an additional preparation area within the original building as well as staff w.c. facilities and a redundant retail unit within the courtyard area to the rear.

The accommodation arranged over the remaining floor areas comprises a self-contained residential apartment, which includes a domestic kitchen and reception room over the ground floor with an internal stairwell leading to the first floor. The accommodation arranged over the first floor comprises four bedrooms and the family bathroom.

Additional parking facilities are also located within the enclosed courtyard area to the rear, with designated parking spaces for one vehicle.

We have also been advised that the subject premises is currently occupied and let in its entirety to two separate occupiers, producing a current rent passing of **£14,040 per annum**.

ACCOMMODATION

The property provides the following approximate areas:

GROUND FLOOR

Commercial

Sales Area	49.75 sq.m	(535.51 sq. ft.)
Ancillary	34.49 sq.m	(371.25 sq. ft.)

Residential

Kitchen	3.56m x 1.95m
Lounge	3.46m x 4.23m

FIRST FLOOR

Bedroom 1	3.75m x 4.46m (max)
Bedroom 2	4.15m x 3.15m
Bedroom 3	3.41m (max) x 3.36m

Bedroom 4 2.63m x 3.15m

Bathroom
comprising a three piece suite with bath w.c. and wash hand basin.

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Description	Rateable Value/ Council Tax Band
Retail Unit	£5,800 (Rateable Value)
Flat	Council Tax Band B

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2025/26 the multiplier will be 0.568.

Rates relief for small business in Wales with a rateable value up to £6,000 will receive 100% relief and those with a rateable value between £6,001 and £12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

We therefore advise that the ground floor retail unit is eligible for 100% small business rates relief, subject to satisfying the necessary criteria.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

Please be advised that all figures quoted are exclusive of VAT (if applicable).

TERMS & TENURE

The subject premises is available Freehold, which is subject to the following occupational tenancies:

Ground Floor

Let to a private individual (with security of tenure provisions held outside the Landlord & Tenant Act 1954) for a term of 15 years from 1st January 2021 (10 years unexpired), producing a current rent passing of **£6,840 per annum (exclusive)**. The Lease also has provisions for 3 yearly rent reviews, with the upcoming rent review due on 1st January 2027.

First Floor

Let to a private individual on a standard Occupational Contract for a term of 12 months from 1st November 2023, producing a current rent passing of **£600 per calendar month (£7,200 per annum)**.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net

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Astleys is the licensed trading name of Astleys Samuel Leeder which is a limited liability partnership registered in England and Wales. Our registered office is at Raglan House, Charter Court, Phoenix Way, Enterprise Park, Swansea, SA7 9DD. Tel: 01792 479 850. Email: commercial@astleys.net. Website: www.astleys.net.

This is a detailed street map of a residential area in Cardiff, Wales. The map shows several streets: Tabernacle Terrace, Old Market Place, High Street, and Tyr-Owen Row. A red rectangle highlights a specific property on Old Market Place, numbered 7. The map includes a north arrow in the top left corner and a scale bar at the bottom left, ranging from 0m to 45m. Various landmarks are labeled, including a Club, Car Park, PO (Post Office), and a Hall. The map is credited to Promap and Crown copyright.



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