

FOR SALE

RETAIL (A1)

101 Station Road, Port Talbot,
SA13 1NR



- AN EXTENDED GROUND FLOOR RETAIL UNIT WITH ANCILLARY ACCOMMODATION OVER THE FIRST FLOOR
- TOTAL NET INTERNAL AREA OF 210.20 SQ.M (2,262.59 SQ. FT.)
- PRIME HIGH STREET LOCATION WITHIN THE PEDESTRIANISED AREA OF PORT TALBOT TOWN CENTRE
- TO BE OFFERED WITH VACANT POSSESSION WITH OPPORTUNITY FOR DEVELOPMENT (SUBJECT TO PLANNING)

OFFERS IN THE REGION OF
£135,000

101 Station Road, Port Talbot, SA13 1NR

LOCATION

The property is located along the pedestrianised area of Station Road within Port Talbot town centre.

It is advised that all usual amenities including a mainline railway station, is approximately 500 metres to the south. Swansea City Centre is approximately 11 miles and Cardiff City Centre is approximately 30 miles.

Port Talbot and furthermore the subject premises affords ease of access via the main A48. The M4 Motorway (Junctions 40-41), is approximately 1 mile from the subject premises.

Neighbouring occupiers within the immediate proximity include established retailers such as **British Heart Foundation**, **Cash Generator**, **Cancer Research UK** and **Lloyds Bank**, while the prime retail area of Aberafan Shopping Centre is approximately 200 metres away in a northerly direction.

The immediate area also affords good footfall with direct links to the main pay and display public car park (Bethany Square).

DESCRIPTION

The subject premises comprises a two storey, mid terraced retail premises, measuring approximately **210.20 sq.m (2,262.59 sq. ft.)** in total, which is situated along the pedestrianised area of Port Talbot town centre.

We note that the internal accommodation benefits from an extended ground floor sales area, comprising a shop depth of approximately 29.17m in total, which can be accessed via a standard sales display window to the front with a net frontage of 5.40m.

The main sales area is also supported by ancillary accommodation to the rear and first floor, comprising a small toilet cubicle and locker room at ground floor level together with an additional stock room, a private office, staff kitchen and a second toilet cubicle over the remaining first floor.

We advise that the subject premises has been extended over its entire site area, which also benefits from additional loading over the service road to the rear elevation. Although the subject premises does not benefit from any designated parking facilities, adequate public parking facilities are available within the immediate proximity, including the Bethany Square Public Car Park (166 Spaces) which is located immediate to the rear.

ACCOMMODATION

The subject premises affords the approximate dimensions and areas.

GROUND FLOOR

Sales Area: 169.82 sq.m (1,827.94 sq. ft.)

Shop Depth: 29.17m (95'9")

Net Frontage: 5.40m (17'9")

Sales Area (ITZA): 74.53 sq.m (802.24 sq. ft.)

W.C. Facilities/ Locker Room

FIRST FLOOR

Ancillary: 40.38 sq.m (434.65 sq. ft.)
which briefly comprises the following.

Stock Room 5.58m x 5.96m (max)

Office 3.66m x 2.88m

Staff Kitchen 1.29m x 2.16m

RATES

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

Rateable Value (2026): £12,750

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.

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 VAT will be applicable to this transaction. All figures quoted are exclusive of VAT.

TERMS & TENURE

The subject premises is available Freehold with vacant possession.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net

Energy performance certificate (EPC)

P D S A 101 Station Road PORT TALBOT SA13 1NR	Energy rating C	Valid until: 9 September 2030 Certificate number: 0080-0130-9292-1291-4002
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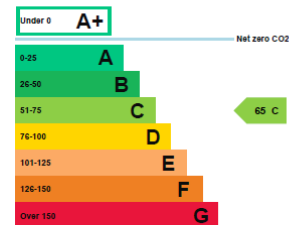
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	220 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

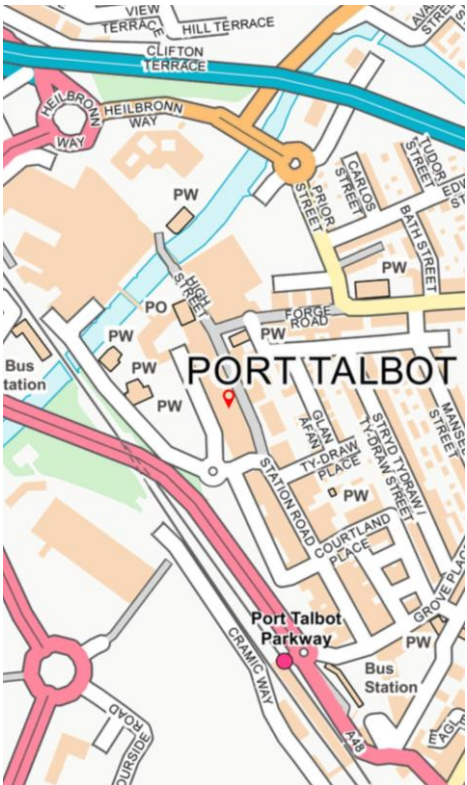
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	21 A
If typical of the existing stock	71 C

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