

FOR SALE

Port Talbot Town Centre



6 Station Road, Port Talbot, SA13 1JB

FOR SALE BY INFORMAL TENDER

Informal Tender Bids to be received
by 12.00pm 19th April 2024

GUIDE PRICE:

Offers in excess of £90,000

ACCOMMODATION:

GIA 549m² (5,909ft²) approx.
Site Area 0.7 Acres

Location lends itself to a variety of
commercial uses (subject to planning)

- Town Centre Location
- Planning Permission for Retail (A1)
and Food & Drink (A3)
- Property is in need of some
renovation & refurbishment
- Easy motorway access
- Nearby train & bus stations
- Large Victorian building

For further information, contact:

Andrea Nicholas

Neath Port Talbot Council,
The Quays, Neath, SA11 2GG

Tel: 01639 686981

Email: a.nicholas@npt.gov.uk



Former St Oswald's Public House, 6 Station Road, Port Talbot, SA13 1JB

Opportunity

The property formerly known as Eden Night Club (the St. Oswald's Public House) is surplus to the requirements of Neath Port Talbot County Borough Council and interested parties are invited to submit written offers for the freehold interest.

Location

The property is situated at the southern end of Station Road, the main commercial street of Port Talbot Town Centre. The area is a mixture of A1 Retailers, A2 Financial & Professional Services and A3 Food & Drink occupiers.

It has excellent transport links with easy access to Junctions 40 and 41 of the M4 and the new Harbourside Road, which forms part of the A4241, also located nearby.

The nearby Port Talbot Parkway railway station offers regular (hourly) mainline services between London Paddington and Swansea.

Nearby Towns:

Town Centre	Miles
Neath	5
Swansea	9
Bridgend	14
Cardiff	33

Tenure Available

Freehold with vacant possession

Accommodation

The property is a three-storey terraced building that comprises of a Pub / Nightclub to the ground and first floor, with a vacant two bedroom self-contained flat situated at the second floor level.

The original building was built circa 1885 of solid stone wall construction under a pitched slate roof and has a smaller three-storey rear extension of brick cavity wall construction, which has a flat roof structure.

The rear extension appears to have been constructed circa 1960 and has rendered external elevations under a presumed felted flat roof.

Floor Areas

Ground Floor

Bar/servery, dance floor, DJ console, seating area, bottle store, cellar, disabled toilet.

Gross Internal Area: 218m² (2,345ft²)

Net Internal Area: 190m² (2,049ft²)

First Floor

Bar/servery, seating area, void area to the ground floor dance floor, male and female toilets

Gross Internal Area: 231m² (2,488ft²)

Net Internal Area: 101m² (1,084 ft²)

Second Floor Flat

Front living room; front kitchen, rear double bedroom, rear single bedroom, bathroom.

Gross Internal Area: 66m² (709ft²)

Net Internal Area: 49m² (522ft²)

Second Floor Rear (storage area)

Store

Gross Internal Area: 35m² (372ft²)

Net Internal Area: 20m² (215ft²)

Please refer to the scale plan included within the Technical Information Pack for measurements and layout of the property.

The building is terraced at the ground floor level only with 2-4 Station Road.

Ground & Car Parking

The property fronts onto Station Road, which is a public highway maintainable at public expense.

The total site area is approximately 268m² (0.07 acres) and is fully developed.

There is no amenity land or car parking facilities within the property. However, there is a short-term public car parking available at the front of the property with additional pay & display car parking at the rear of Station Road.

Condition of Property

The prospective purchaser will be given the opportunity to inspect the property and carry out any non-intrusive surveys that they consider appropriate.

The prospective purchaser will be deemed to have purchased the property in its existing state of condition and subject to all defects whether latent or otherwise. The Council gives no warranty, express or implied, as to the state and condition of the property.



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Services

Whilst services have either been isolated or the meter removed, the property has electricity, water and drainage available. Moreover, whilst mains gas was not originally connected to the property, it is believed that it is available and in close proximity.

Prospective purchasers should undertake their own inquiries to ascertain the availability, capacity and condition of any services. The Council does not guarantee the integrity of the services nor does it warrant that the services are in working order.

Fees

The successful purchaser will be responsible for the Council's surveyor's fee of £1,500 together with the Council's reasonable legal fees.

VAT

All prices, premiums & rents are quoted exclusive of VAT.

Planning

The current planning use for the property is as a Nightclub (Sui Generis). However, full planning permission (P2016/0446) has been granted for a proposed scheme that involved the refurbishment of the ground floor for a Retail (A1) or Food & Drink (A3) use, together with the conversion of the first and second floors to flats.

It is considered that the property could suit a range of alternative uses within the commercial sector. However, it is for the prospective purchaser to ensure that any alternative proposals are acceptable to the Local Planning Authority.

Any interested parties requiring information about the property's existing use or possible alternative uses should contact the Local Planning Authority direct.

Business Rates

The commercial element appears in the 2017 Rating List as a 'Public House and Premises' with a Rateable Value of £15,750.

The second floor flat does not appear to be listed in the Council Tax Valuation List.

The Council's Business Rates team will verify the rates currently payable on the property (Contact Tel No: 01639 686843).

Prospective purchasers should be aware that a change of use to an alternative business or residential use could result in changes to Business Rates or Council Tax liability.

References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Energy Performance Certificate

The Energy Performance Certificate can be provided on request.

Technical Information

Further technical information including internal CAD layout plans, asbestos reports etc. is available on request

Viewing Arrangements

For further information or to arrange an inspection, please contact:

Andrea Nicholas.
Neath Port Talbot County Borough Council
The Quays, Brunel Way
Baglan Energy Park, Neath
SA11 2GG
Tel: 01639 686981
Email: a.nicholas@npt.gov.uk

Method of Sale

Tender documentation is available on request from Andrea Nicholas on 01639 686981/ a.nicholas@npt.gov.uk

Prospective bidders should submit their tender offer before noon, 19th April 2024.

The Council is not obliged to accept any offers, including the highest offer, for the sale of the property.

The Council may issue amendments to clarify or modify the tender document. A copy of each amendment will be issued to all persons who have formally requested tender documentation. Any amendments will become part of the tender documents.

Any offers transmitted by email or facsimile cannot be accepted.

The Council reserves the right to take up financial (and other) references.

Neither the Council nor its advisors will be liable for any costs incurred by third parties through the preparation of a tender bid.

The Council will have regard to the following when considering the offers received:

- The offer for the property
- Financial strength of the prospective purchaser
- The proposed planning use class.



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Further Information

1. These particulars are for guidance purposes only and are expressly excluded from any part of any contract. Any measurements given are indicative only.
2. Any prospective purchaser must satisfy themselves by inspection or otherwise as to the condition of the property.
3. Neath Port Talbot County Borough Council, including its Agents or any other person within its employment, does not give any representation or warranty in relation to the land described herein.
4. None of the Statements contained in these Particulars is to be relied on as a statement or representation of fact.
5. The Ordnance Survey mapping included within this document is provided by Neath Port Talbot County Borough Council under licence from the Ordnance Survey in order to fulfil its public function.
6. The particulars contained herein, do not constitute an offer or a contract. Furthermore, they will not form part of any subsequent offer or contract.