

TO LET

PORT TALBOT TOWN CENTRE



36 Forge Road, Port Talbot, SA13 1NU

TOWN CENTRE COMMERCIAL
ACCOMODATION AVAILABLE
TO LET

Lease available on flexible terms

Rent : £8,000 per annum

Area

- IPMS3 95m2 (1,022ft2) approx.
- NIA 84m2 (904ft2) approx.
- GIA 140m2 (1,502t2) approx.

- Use Class A2
- Location lends itself to a variety of commercial uses (subject to planning)
- Modern Office Space
- Off-road car parking at rear
- Town Centre Location
- Easy motorway access
- Nearby train station

For further information, please contact:

Andrea Nicholas
Property & Regeneration
The Quays, Baglan Energy Park
Neath, SA11 2GG

Tel: 01639 686981

Email: a.nicholas@npt.gov.uk



36 FORGE ROAD, PORT TALBOT, SA13 1NU

Opportunity

Neath Port Talbot County Borough Council presents an opportunity to lease 36 Forge Road, Port Talbot and interested parties are invited to submit written offers for the leasehold interest.

Location

The property is situated in 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 the M4 Motorway and Harbour Way (PDR) and various local amenities within Port Talbot Town Centre.

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

Nearby Towns:

Town Centre	Miles
Neath	7
Swansea	9
Bridgend	14
Cardiff	36

Accommodation

The building comprises a terraced property and offers accommodation over two floors, with off-road car parking for two cars at the rear of the property.

All measurements are approximate IPMS 3 (Net Internal Area equivalent).

Area	Sq ft	Sq m
Ground floor	624	58
First Floor	398	37

Condition of Property

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

The prospective leaseholder will be deemed to have leased 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.

Parking

The accommodation comes with two parking spaces at the rear of the property.

Services

We are advised that all main services are connected to the premises.

The prospective leaseholder 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.

Lease

The accommodation is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£8,000 per annum

VAT

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

Fees

The Tenant will be responsible for the Council's reasonable surveyor's fee, together with the Council's reasonable legal fees.

Planning

The permitted use for the premises is as as defined by class A2 of the Town and Country Planning (Use Class) Order 1987.

There is a possibility of a permitted change to Class A1 (Shops) as there is a display window at the ground floor.

It is for the prospective purchaser to ensure that any 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.

Energy Performance Certificate

The energy performance certificate can be provided on request

Technical Information

Further technical information including internal CAD layout plans, Asbestos Report etc. is available on request.



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Prospective Lease Terms

The Council will grant a commercial lease on its standard terms and conditions, which will include the following:

Rent: 3 month's rent in advance, payable on completion of the lease. Rent is to be payable quarterly in advance by direct debit and is exclusive of business rates and any VAT which may become payable.

Rent Deposit: A rent deposit equivalent to 3 months' rent is payable on all new lettings, to be held throughout the term of the lease and any statutory continuation. No interest is payable, and the deposit may be drawn upon in the event of rent arrears or non-compliance with any lease covenants.

Term: Flexible length of term to be agreed, with a minimum of 3 years required.

Review: Rent reviews at the end of each 3rd year in an upward direction only.

Alienation: The lease may be assigned with the Council's prior written consent. No subletting is permitted.

Insurance: The Council insures the building against damage by various risks with the premium recoverable from the tenant.

Business Rates: The tenant to pay the business rates in respect of the property.

Interested parties should make their own enquiries of Neath Port Talbot Council's Business Rates team to ascertain the exact rates payable.

Repairs: The tenant is to be responsible for all internal and external maintenance, repairs and renewals. For the avoidance of doubt, this is to include all fences, doors, guttering, gas/electrical safety checks, together with internal and external decorations to a condition no worse than ensued at the commencement of the lease.

Utilities: The tenant will be responsible for the payment of all utility bills and for maintaining the services in accordance with current regulations.

Other: Any lease agreement will be subject to such other terms and conditions as the Head of Council's Legal Services deems necessary for inclusion or otherwise in the final leasehold documentation.

References/Rental Deposits

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

Consideration of Written Offers

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

- The rental offer for the property
- The length of the lease
- Financial strength of the prospective lessee
- The proposed planning use class.

All offers must be in writing. The submission of a written offer via email is acceptable.

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

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

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

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

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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 tenant 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.

