

# OFFICES TO LET (Potential for other uses)

## Port Talbot



### RENT

£6,500 per annum

### ACCOMODATION

GIA 160m<sup>2</sup> (1,722ft<sup>2</sup>) approx.  
NIA 112m<sup>2</sup> (1,180ft<sup>2</sup>) approx.

Site Area 0.15 Acre (0.06 Hectares)

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

- Office accommodation
- A2 & B1 Planning Use
- Car parking available
- Edge of town location
- Easy motorway access
- Nearby train service

**WELLINGTON PLACE, PORT TALBOT, SA12 6LN**



# Wellington Place, Port Talbot, SA12 6LN

## Opportunity

The property formerly known as the Aberavon Renewal Area Office is surplus to the requirements of Neath Port Talbot County Borough Council and interested parties are invited to submit written offers for the leasehold interest.

## Location

The property is situated on the edge of Port Talbot Town Centre and enjoys good transport links with Port Talbot Town Centre, the M4 Motorway and Harbourside.

Nearby Towns:

Town Centre	Miles
Port Talbot	0.5
Neath	8
Swansea	9
Bridgend	14
Cardiff	33

## Lease

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

## Accommodation

The property is a detached demountable property and could be suitable for a number of commercial uses (subject to planning consent).

All measurements are approximate Gross and Net Internal Areas.

## Gross Internal Area

Area	Sq ft	Sq m
Ground floor	1,722	160

## Net Internal Area

Area	Sq ft	Sq m
Ground floor	1,108	102

## Parking

The accommodation comes with six parking spaces.

## 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.

## Services

We are advised that all main services are connected to the premises but any occupier must satisfy themselves independently as to the state and condition of such items.

## Rent

£6,500 per annum.

## Fees

The Tenant will be responsible for the Council's surveyor's fee of £750, together with the Council's reasonable legal fees.

## Planning

Historically, the property has been used by the Council as an area renewal office.

It is considered that it would suit a range of uses within the commercial sector subject to planning permission.

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.

## Business Rates

The rateable value of the property is £8,800 as at 1 April 2017. Rates payable equate to approximately £4,629 per annum using the 2019/20 multiplier of 0.526.

Interested parties should make their own enquiries of Neath Port Talbot Council's Business Rates team to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the business rates assessment.

## References

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

## Technical Information

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



# Wellington Place, Port Talbot, SA12 6LN

## Prospective Lease Terms

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

**Rent:** £6,500 per annum

**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:** For a term to be agreed, with a minimum of 3 years.

**Review:** Rent reviews at the end of each 3<sup>rd</sup> 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.

**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 fences, all doors, gutters, 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.

## Energy Performance Certificate

The energy performance certificate can be provided on request

## Asbestos Regulations

It is the responsibility of the tenant of the property and anyone else who has control over it and/or who is responsible for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012).

## 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.

## Viewing Arrangements

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

Dean Nicholas.  
Neath Port Talbot County Borough Council  
The Quays  
Brunel Way  
Baglan Energy Park  
Neath  
SA11 2GG

01639 686665 / d.nicholas@npt.gov.uk

[www.npt.gov.uk](http://www.npt.gov.uk)

## 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.



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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.