

Commercial

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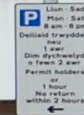
herbert r thomas

30-32 Station Road

Port Talbot

SA13 1JR

hrt.uk.com



30-32 Station Road

£20,000 PA



Situation/Description:

A substantial ground floor end terrace premises previously utilised by HSBC, located on the main access road to Port Talbot Town Centre near the main line Port Talbot to Paddington Station, the Bus Station, the M4 Motorway and all local centres of employment and recreation.

Accommodation:

Ground Floor:

Main Banking Hall with Interview Room and serving counter: Double Entrance Doors 78.5m² (845ft²)

Room adjoining Main Banking Hall with glazed partition: 11.70m² (126ft²)

Room to rear: 8.30m² (90ft²)

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Internal Hallway:

Rear Corner Room off Hallway: 17m² (184ft²)

Internal Room off Hallway: 7m² (76ft²)

"L" shaped Room to rear of serving counter: 76.50m² (823ft²)

Kitchen off above: 16.20m² (174ft²) Sink unit, fitted wall and base units, Fire Escape Door to rear exterior

Corridor from "L" shaped room leading to:

Post Room: 5m² (54ft²)

Strong Room: 19.40m² (209ft²) Room to rear of above: 12.80m² (137ft²)

Rear Room: 24.50m² (264ft²) Frosted glazed windows, boiler serving central heating and domestic hot water, staircase to:

Upper Ground Floor Room: 38m² (411ft²) Double Fire Escape Doors leading to external staircase

Ladies and Gents WCs **Net Internal Area:** 323m² (3,483ft²) approx.

Externally: Parking for three vehicles to rear

Rating Assessment:

Rateable Value: £23,750 – interested parties are requested to make enquiries with Neath Port Talbot County Borough Council Business Rates Department.

Our client's interest is available by way of a new Lease (under terms to be negotiated) Please note our client would be interested in the sale of the entire premises which includes two upper floors which would be suitable for conversion into residential units subject to any necessary planning consent being obtained.

Services

All Mains Services
EPC Rating D

Directions

SAT NAV USERS SA13 1JR

Energy performance certificate (EPC)

EPC for 30-32 Station Road PORT TALBOT SA13 1JR		Energy rating D	Valid until 24 June 2028
Property type		A1/A2 Retail and Financial/Professional services	
Total floor area		422 square metres	

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.
You can find guidance for landlords on the regulations and exemptions https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/614444/landlord-guide-to-epc-ratings.pdf

Energy rating and score
This property's current energy rating is D.

Viewing strictly by appointment through Herbert R Thomas

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