

Commercial

hrt

herbert r thomas

28, 28a & 28b
Commercial Road
Taibach, Port Talbot

SA13 1LG

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28, 28a & 28b Commercial Road

Asking price **£165,000**

A substantial mixed Commercial/Residential middle terraced property situated in Taibach

Of interest to investors

Commercial/Residential middle terraced property

Ground floor currently utilised as a gentleman's hairdressers.

A spacious first floor Flat enjoying the benefit of gas central heating and double glazing.

Rear ground floor Bedsit

Multi vehicle parking to rear



Situation and Description

Of interest to investors, a substantial mixed Commercial/Residential middle terraced property situated in Taibach adjoining the A48 Port Talbot – Margam road within a short travelling distance of the centre of Port Talbot, the M4 motorway and all local centres of employment and recreation. The current (November 2023) gross rental income is £16,032 per annum.

28 Commercial Road

Ground floor

Premises let on a ten year lease from the 17th September 2021 at a rental of £476 PCM (£5,712 per annum). Currently utilised as a gentleman's hairdressers.

Accommodation

Salon 438sqft. (41sqm.)

Storage Area off

Kitchen/Mess Room 228sqft. (21sqm.)

sink unit, plumbed for automatic washing machine

Cloakroom

Fitted pedestal wash hand basin and low level W/C Rear Hall with access to rear exterior

28a Commercial Road A spacious first floor flat enjoying the benefit of gas central heating and double glazing. Currently let at a rental of £600 PCM (£7,200 per annum).

Accommodation

Ground Floor

Entrance Porch and Hall

First Floor

Front Lounge

With three windows

Kitchen

One and a half bowl sink unit, fitted wall and base cupboard and drawer units including built in electric oven, hob and extractor. Plumbed for automatic washing machine.

Two bedrooms

One containing combination boiler serving central heating and domestic hot water

Bathroom and W/C

Walls part tiled, fitted three piece suite with shower to bath.

28b Commercial Road

A ground floor/rear bedsit enjoying the benefit of electric heating and double glazing. Currently let at a rental of £260 PCM (£3,120 per annum) Accommodation

Living Room/Kitchen

Sink unit, fitted wall and base cupboard and drawer units, door to rear exterior Bedroom

Shower Room

Tiled floor, tiling to walls, fitted wash hand basin, low level W/C and shower Externally Multi vehicle parking to rear

Rating Assessment

Ratable Value of Salon

£6,200

Council Tax Band 28a Commercial Road: A 28b Commercial Road: A

EPC Ratings

28 Commercial Road: D 28a Commercial Road: D 28b Commercial Road: D Copies of EPC's available on request.





Directions

SAT NAV USERS SA13 1LG

Tenure

Freehold

Services

All Main services

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

Commercial

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