

Commercial

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123 Station Road  
Port Talbot

SA13 1NR

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# 123 Station Road

## £8,000 Per Annum

### Situation and Description:

Middle terrace premises situated in the pedestrianised shopping centre near the Aberavon Shopping centre, Tesco Supermarket, the Post Office with a range of retail units within walking distance of Port Talbot's mainline railway station and bus station, just off the M4 motorway.

The premises has until recently been utilised as offices but could be suitable for a variety of commercial purposes, subject, if necessary, to local authority planning consent being obtained.

### Accommodation:

#### Ground Floor:

#### Open Plan Area:

1015sq.ft (94sqm)

18ft (5.5m) frontage to Station Road with electric roller shutter blind, serving counter, two built in cupboards, two electric convection heaters/air conditioning units.

#### Kitchen/Storage Room to rear:

157sq.ft. (47.5sq.m.) Sink unit

#### Rear corridor leading to:

Staff WC:

### Main rear corridor

with Ladies/Disabled/Gents WC:

Access through rear door with electric roller shutter

### Access via ladder to:

#### First Floor:

#### Store Room:

512sq.ft. (47.5sq.m.) Incorporating WC

Access from Store Room to Roof Space, with window to front

### Rating Assessment:

#### Rateable Value

£13,500

Interested parties should enquire with Neath Port Talbot County Borough Council Business Rates Department.

The property is available to rent by way of a new full repairing and insuring lease.

### Asking Rent:

£8,000 per annum

### EPC:

There is an EPC for the property with a rating of D(93)

### Tenure

Freehold

### Services

All Mains Services - Except Gas

Council tax band

EPC Rating C

### Directions

SAT NAV USERS SA13 1NR

Viewing strictly by appointment through Herbert R Thomas

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## Commercial

# hrt

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