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2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
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**The Telegraph**



3 Victoria Road, Port Talbot, Neath Port Talbot. SA12 6QG



**Offers Over £140,000**

### Main Features

- Commercial Unit
- Convenient Location
- Previously Used As A Salon
- Council Tax Band - A
- Ground Floor Shop & Freehold Of The Building
- Electric Fire

### General Information

This ground floor commercial unit, previously used as a hair dressers, located in a popular area of Port Talbot, close to many local amenities such as Afon Lido Football Club, Tywyn Primary School, Bar Gallios, Blancos and Aberavon Beach Front, also having a short distance to Port Talbot town centre.

The ground floor unit offers a salon area to the front with double fronted door and shutters, wash area, fitted kitchen, and utility room.

Please call us on 03300563555 to find out more information and to arrange a viewing.

### GROUND FLOOR

#### Salon

(18' 4" x 13' 10") or (5.58m x 4.22m)

uPVC windows to the front aspect and non slip flooring.  
Through to;

#### Back Room

(7' 1" x 9' 6") or (2.15m x 2.89m)

Two electric showers and non slip flooring.

### Kitchen Area

(7' 1" x 9' 6") or (2.15m x 2.89m)

Base units, stainless steel sink, fridge, freezer, electric hot water heater, cushion flooring and a uPVC door to the side aspect.

### Utility / Storage Area

Plumbing in place for a washing machine and cushion flooring.

### W.C.

Comprising of a low level WC and wash hand basin.

### Please Note:

Purchase of the shop to the front and freehold of the complete building, which has a lease for 999 years from 2nd September 2004, the current landlord has 1/6 contribution to maintaining the building externally.

### Viewings

Strictly By Appointment Only

### Utilities

Mains electricity, mains water, mains drainage (Services not tested)

**Current council tax banding** A


**Current heating type** Electric

**Tenure (To be confirmed)** Freehold





### 3 Victoria Road, Port Talbot, Neath Port Talbot. SA12 6QG

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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# PETER MORGAN

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