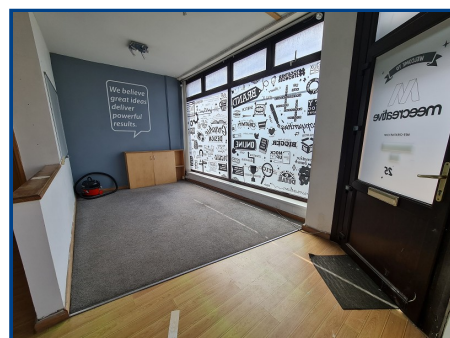
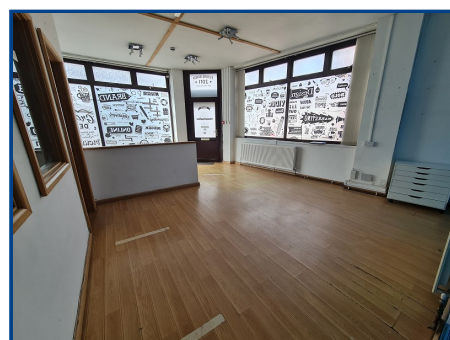
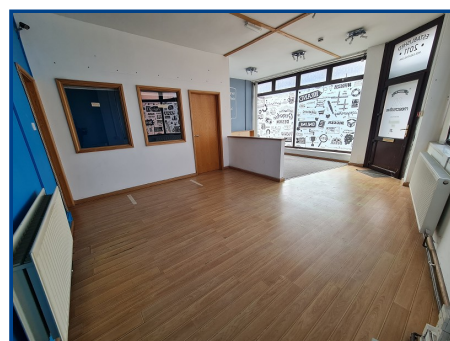


**Commercial Road
Port Talbot
Neath Port Talbot.**

Price **£219,995**



- Spacious end terraced office building
- GIA 113 sqm (1216sqft)
- Prominent position close to Port Talbot town centre
- Ideal access to M4
- Potential to be split into 3 separate units
- Sold unoccupied
- Two kitchens and shower room with WC
- WC to ground floor
- Access to building from front side and rear



General Description

A spacious two storey freehold office block situated within Taibach, Port Talbot with excellent links to the M4. Includes: ground floor office suite with further office suite to side, kitchen and WC to ground floor. To the 1st floor is a further spacious office suite and office room as well as a shower room with WC and second kitchen. Externally is a small rear yard. Potential to be split into three separate units. GIA 113sqm (1216sqft) The property is sold unoccupied. Situated within a prominent position close to Port Talbot town centre.

EPC Rating: C75

Commercial Road, Port Talbot, Neath Port Talbot.

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Ground Floor

Office 1 (20' 2" x 20' 7" Max) or (6.15m x 6.28m Max)

Upvc double glazed window to front and side, upvc double glazed window to front, part vinyl flooring, small partitioned office and radiator.

Inner Hall

Office 2 (23' 0" Max x 17' 11" Max) or (7.00m Max x 5.47m Max)

Separate Upvc double glazed entrance door to side, two Upvc double glazed windows to side, laminate flooring and two radiators.

Kitchen (13' 1" x 8' 3") or (3.99m x 2.51m)

Range of base units with worktops stainless steel sink unit, gas combi central heating boiler laminate flooring.

Rear Entrance Hall

Stairs to first floor and radiator.

Rear Lobby

Upvc frosted double glazed door to rear, laminate flooring and wash hand basin.

W.C.

Window to rear, low level WC.

First Floor

Landing: radiator.

Office 3 (20' 7" Max x 20' 2" Max) or (6.28m Max x 6.15m Max)

Upvc double glazed window to front and side, laminate flooring, loft access and radiator.

Office 4 (12' 2" Max x 9' 4") or (3.70m Max x 2.84m)

Upvc double glazed window to side, two alcove storage cupboards, laminate flooring and radiator.

Kitchen 2 (9' 4" x 8' 6") or (2.85m x 2.58m)

Upvc double glazed window to side, range of base units with worktops, stainless steel sink unit. laminate flooring and radiator.

Shower Room & WC (7' 4" Max x 5' 5") or (2.24m Max x 1.65m)

Upvc frosted double glazed window to rear, low level WC, pedestal wash hand basin, walk in shower, laminate flooring, heated towel rail.

External To Rear

Small enclosed rear yard with secure double doors.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

Not Specified



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.