

Watts & Morgan

TO LET



£12,000 Per Annum

**Neighbourhood Retail/Business Units, Pentwyn Road
Port Talbot SA12 8EB**

- Immediately available 'To Let' a pair of retail/business units situated in a neighbourhood retailing location with each unit providing 1,000 sq.ft and available either individually or as a whole.
- Immediately available 'To Let' under terms of a new FRI Lease for a term of years to be agreed at a rental of £12,000 per annum exclusive, per unit.
- Situated in a convenient and prominent location fronting Pentwyn Road, Baglan, Port Talbot.

Location

The property is situated in a prominent and convenient location fronting Pentwyn Road within the town of Baglan, near Port Talbot.

Conveniently located lying just 1 mile or so off the M4 Motorway at Port Talbot with the property having the benefit of being set within a parade of established business units in a high density residential area and having the significant benefit of a dedicated on-site car park.

Description

The property briefly comprises of 2 no. lock-up retail/business units each having the benefit of a modern aluminium double-glazed shop front and entrance door and considered suitable for a variety of retailing or commercial uses subject to the obtaining of any necessary change of use planning permission.

Each Unit provides approximately 1000 sqft New Internal area of Accommodation and are made available either individually or as a whole.

The property has been most recently occupied for use as a creche/day nursery falling within the Use Class D1.

The property has the benefit of all mains serviced connected.

Tenure

The units are immediately available "To Let" under terms of new Full Repairing and Insuring Lease for a term of years to be agreed.

Rental

Asking rental of £12,000 per annum exclusive per unit.

EPC

Pending

Business Rates

The Valuation Office Agency website advises a ratable value of £19,750 for the property as a whole effective from the 1st April 2023. For exact rates payable, contact Neath Port Talbot County Borough Council.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

No VAT on rent.

Anti Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

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Please ask for

Dyfed Miles or Matthew Ashman



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