

# Watts & Morgan

TO LET



£10,500 Per Annum

34 Station Road, Port Talbot, SA13 1JS

- Immediately available To Let a well configured open plan Ground Floor Retail Showroom/Office premises providing approximately 88.5sq.m (952sq.ft) NIA of office/showroom space together with a further 32.5sq.m (349sq.ft) NIA of rear ancillary space
- Situated in a highly prominent location fronting Station Road one of the principal retailing/commercial locations within Port Talbot Town Centre
- Immediately available To Let under terms of a new Tenant Internal Repairing and Insuring only lease for a term of years to be agreed at an asking rental of £10,500 per annum exclusive

### Location

Property is situated in a prominent location fronting Station Road within Port Talbot Town Centre.

### Description

The property briefly comprises of an open plan showroom/office premises most recently occupied for use as an Estate Agency but considered suitable for a variety of alternate retail, office or commercial uses subject to the obtaining of any necessary change of use planning permission.

The property briefly provides the following accommodation:-

Showroom/Front Office – 60.35sq.m (649sq.ft) NIA

Office/Potential Retail Space – 28.17sq.m (303sq.ft) NIA

Rear Ancillary – 32.48sq.m (349sq.ft) NIA

Total Accommodation – 121sq.m (1301sq.ft)

The property has the benefit of mains electricity (3-phase) and water and drainage.

### Tenure

The property is immediately available To Let under terms of a new IRI only lease for a term of years to be agreed at an asking rental of £10,500 per annum exclusive.

### Business Rates

The Valuation Office Agency website advises a rateable value of £9,800 so ingoing tenant should benefit from some Small Business Rates Relief. All enquiries to Neath Port Talbot Council Rates Department.

### Legal Costs

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

### VAT

All figures quoted are exclusive of VAT if applicable.

### EPC

Pending

### Anti Money Laundering

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

Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)

Please ask for

Dyfed Miles or Matthew Ashman



### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

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