

TO LET

**No. 3 VICTORIA ROAD, PORT TALBOT,
SA12 6QG**

Retail Premises Plus Stores



- **Single Storey Retail Unit Plus Stores Of 1,395 Sq.Ft. (130 Sq.M.)**
 - **Main Frontage Onto Victoria Road**
 - **Opposite Morrisons Local**
 - **Close to A4241 Afan Way**

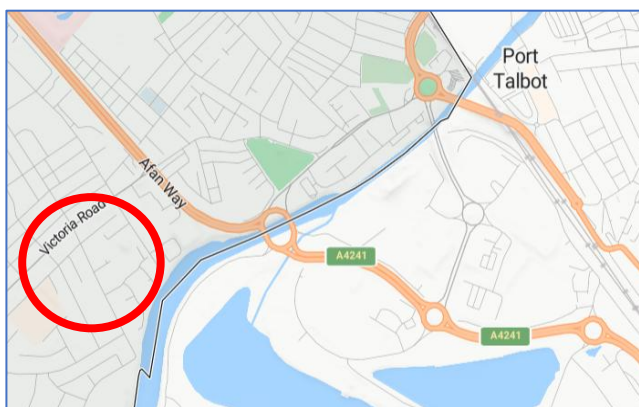
Location (SA12 6QG)

The property is located in Port Talbot in the county of Neath Port Talbot. It is approximately 10 miles east of Swansea and 35 miles west of Cardiff.

This retail unit is situated close to the A4241 Afan Way which connects the major Tata Steelworks at Port Talbot to the Baglan Retail Park.

The property fronts onto Victoria Road and at the entrance of the former British Gas site. It comprises a corner position and is opposite the Morrisons Convenience Store and 'Happy Wok' Chinese takeaway in a densely populated residential area.

The location of the property can be seen on the plan below.



Description

The property comprises a single storey premises that has most recently been used as a retail outlet and stores. The property benefits from the following:

- Fully glazed frontage;
- Security shutters;
- Flat roof;
- Includes WC. accommodation;
- External stores area;
- Opposite Morrisons Convenience Store.

Mains Services

There is single phase electricity, mains water, and mains drainage connected to the property.

Energy Performance Certificate

To be assessed.

Rateable Value (2023)

Shop & Premises - £3,250
Rates Payable (2024/25) - £1,827pa.

SUBJECT TO CONTRACT

JANUARY 2025

Accommodation (Net Internal Areas)

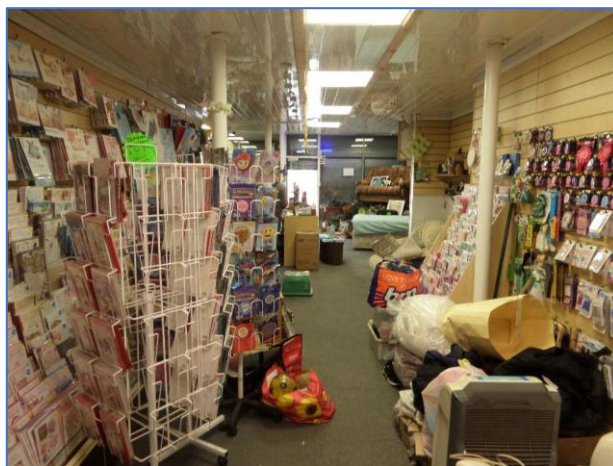
	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.
TOTAL			30	1,395
Inc.				
Main Retail Area	995	92		
WC	57	5		
Rear Sales	184	17		
Rear Store	100	9		
Store	116	11		

Tenure

The property is available on a new full repairing and lease for a term to be agreed.

Quoting Rent

£9,995 pa. payable quarterly in advance.



Business Support

For further information please contact:

Economic Development Unit at
Neath Port Talbot Borough Council on (01639) 686 385.

Additional assistance may also be available from
Welsh Assembly Government (Business Wales)
on **03000 60 3000**

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the sole agents:



Michael Bruce MRICS:

Mobile: 07920 144 603
michael@dipsurveyors.co.uk

IMPORTANT MESSAGE

DLP Surveyors Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information herein (whether text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any facilities are in good working order. 4. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.