

To Let

Yard Area / Display Area

Industrial

Site at Salem Road, Cwmavon, Nr Port Talbot



- Frontage 41.52 Sq M (Depth 13.67 Sq M)
- Prominent Roadside Position
- Close to J41 M4 motorway



Site at Salem Road, Cwmavon, Nr Port Talbot

Location



The site is located in the heart of the residential suburb of Cwmavon which lies approximately 5 miles north east of Port Talbot Town Centre and J41 of M4 motorway.

Access to Cwmavon is provided via the A4107, and the site fronts Salem Road (B4286), opposite the public library and in front of the Rugby Clubhouse and Community Centre.

Description

A tarmacadam site, which could be extended further into part of the adjoining car wash, which previously traded as a petrol filling station.

- Frontage 41.52 sq m
- Depth 13.67 sq m

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Our clients reserve the right to levy VAT on all payments.

Legal Costs

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

Business Rates

We have been informed via the local rating authority that the site has a rateable value of £TBC.

UBR for Wales 2013/14 is 46.4p in the £.

Interested parties are advised to verify this information by making their own enquiries with the local rating authority.

Terms

The site is available on flexible lease terms.

Rental

£5,500 pax.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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