

185 Western Avenue

Port Talbot, SA12 7NE

BP2

Commercial Property
& Development Land



FOR SALE

2,032 SQ FT
(188.78 SQ M)

£250,000

Retail showroom unit with prominent roadside frontage, in established neighbourhood location.

- 2,032 sq ft
- A1 Retail Showroom
- Prominent roadside frontage
- High visibility and easy customer access
- Located within a small commercial hub
- Separate storage with roller shutter access

Summary

Available Size	2,032 sq ft
Price	£250,000
Rates Payable	£6,275 per annum
Rateable Value	£12,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (23)

Description

An opportunity to purchase a versatile retail/showroom premises in a highly visible roadside location within a busy residential and commercial area of Port Talbot.

Previously trading as a carpet showroom and storage facility, this 2,032 sq ft unit offers flexible space suitable for a variety of commercial, trade counter, or retail uses.

Location

The property is located in a residential area close to the M4 and A48, to the west of Port Talbot there is a small commercial hub offering a physiotherapy clinic and pharmacy.

There is a bus stop directly outside the premises whilst the property is situated fronting a busy main road in a neighbourhood location, with off street parking.

Aberavon seafront is in close proximity offering a variety of leisure facilities, restaurants and play areas. There are also a number of established retail and warehouse parks within close proximity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	2,032	188.78	Available
Total	2,032	188.78	

Specification

- 2,032 sq ft
- Traditional Construction
- Pitched Roof
- Roller Shutter Door
- Separate Pedestrian Access
- Suspended Ceilings

Terms

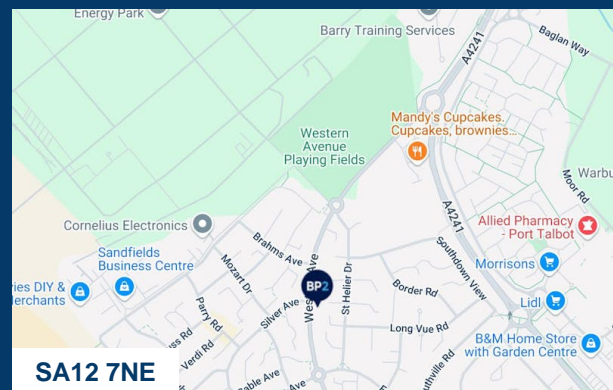
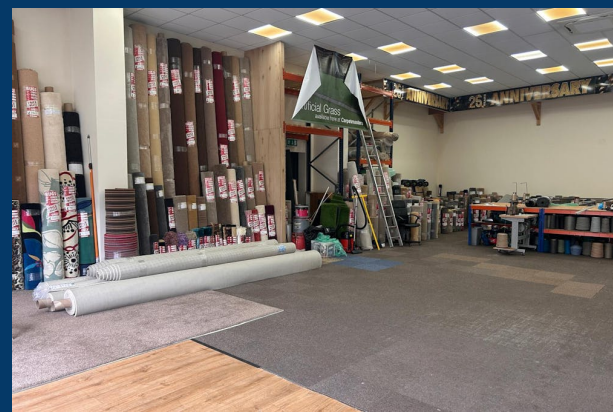
The property is available by way of a Long Leasehold sale of a new 99 year interest at an asking price of £250,000 excl.

Tenure

The property will be sold with the benefit of a new 99 year Leasehold interest with a ground rent of £1,250 per annum.

Further details available upon request.

The property will benefit from vacant possession.



Viewing & Further Information



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Energy performance certificate (EPC)

185 Western Avenue
Sandfields
PORT TALBOT
SA12 7NE

Energy rating

A

Valid until: **31 May 2036**

Certificate number: **5854-1754-9034-0438-2466**

Property type **Retail/Financial and Professional Services**

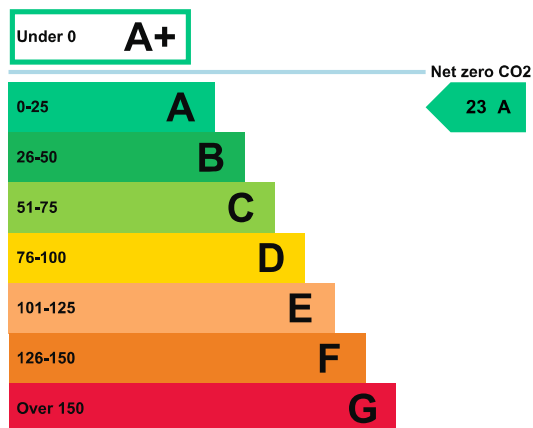
Total floor area **231 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 A

If typical of the existing stock

104 E

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	10.51
Primary energy use (kWh/m ² per year)	113

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1581-1392-2332-9069-9293\)](/energy-certificate/1581-1392-2332-9069-9293).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Mark Bevan
Telephone	07900303858
Email	mark@mbenergysurveys.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/001120
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Bay Energy and Aircon Ltd
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 May 2026
Date of certificate	1 June 2026