

# Units 1 & 2

Ty'r Orsaf Port Talbot, SA13 1JD

# BP2

Commercial Property  
& Development Land



## TO LET

2,379 TO 4,979 SQ FT  
(221.02 TO 462.56 SQ M)

£10 PER SQ FT

Newly constructed units  
located in the town centre,  
available for immediate  
occupancy

- New Retail Units
- Town Centre Location
- A1 or A3 Cafe/Bar/Restaurant
- Strong Daily Footfall
- Situated opposite the £5.6m Bus and Train Station

## Summary

<b>Available Size</b>	2,379 to 4,979 sq ft
<b>Rent</b>	£10 per sq ft
<b>Business Rates</b>	Please enquire for further details.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The redevelopment of the Former Police Station provides three new ground floor retail units as part of the wider development providing 30 new residential units above.

The units are extremely prominent and would suit a variety of A1 or A3 uses. Following the extensive public realm works, this property offers a unique opportunity to occupy a location in the heart of a key regeneration area within Port Talbot.

## Location

This property occupies a busy, prominent position adjacent to the newly redeveloped Port Talbot Parkway Railway Station, Bus Station and Taxi Rank. Nearby occupiers include Barclays, The Grand Hotel, Tesco Foodstore, Betfred and Peacocks.

Station Road is a commercial shopping area situated in the centre of Port Talbot, offering convenient access from both the M4 and National Rail links.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Unit 1	2,600	241.55	Available
Ground - Unit 2	2,379	221.02	Available
<b>Total</b>	<b>4,979</b>	<b>462.57</b>	

## Specification

- New build retail units
- Shell & core specification
- 3 phase electricity
- Glazed shopfronts
- Rear delivery access
- Capped services

## Terms

Leasehold - £10.00 per sq ft exclusive.

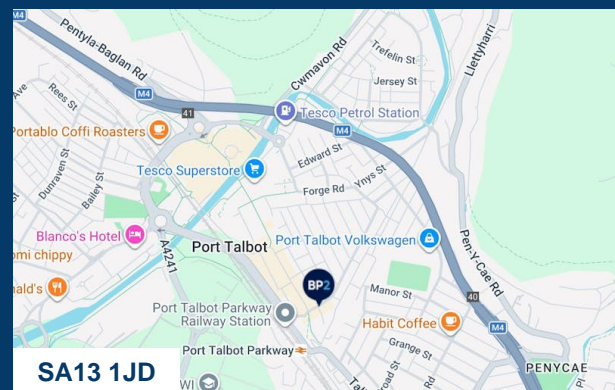
## Tenure

The accommodation is available by way of a new effective full repairing and insuring lease via a service charge.

## Planning

Planning has been granted for the use of these units in Use Classes A1 and A3.

The planning permission is available as a download document on our website.



## Viewing & Further Information



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Scale 1 / 200 @ A3  
 0 1 2 3 4 5

UNITS 1 & 2, STATION ROAD,  
 PORT TALBOT  
 Grand Hotel (Port Talbot) Ltd

**Scheme Design:  
 Existing Ground Floor Plan**

Date: June 2021

Scale: 1:200 @ A3

Drawing Number: 2128-02

