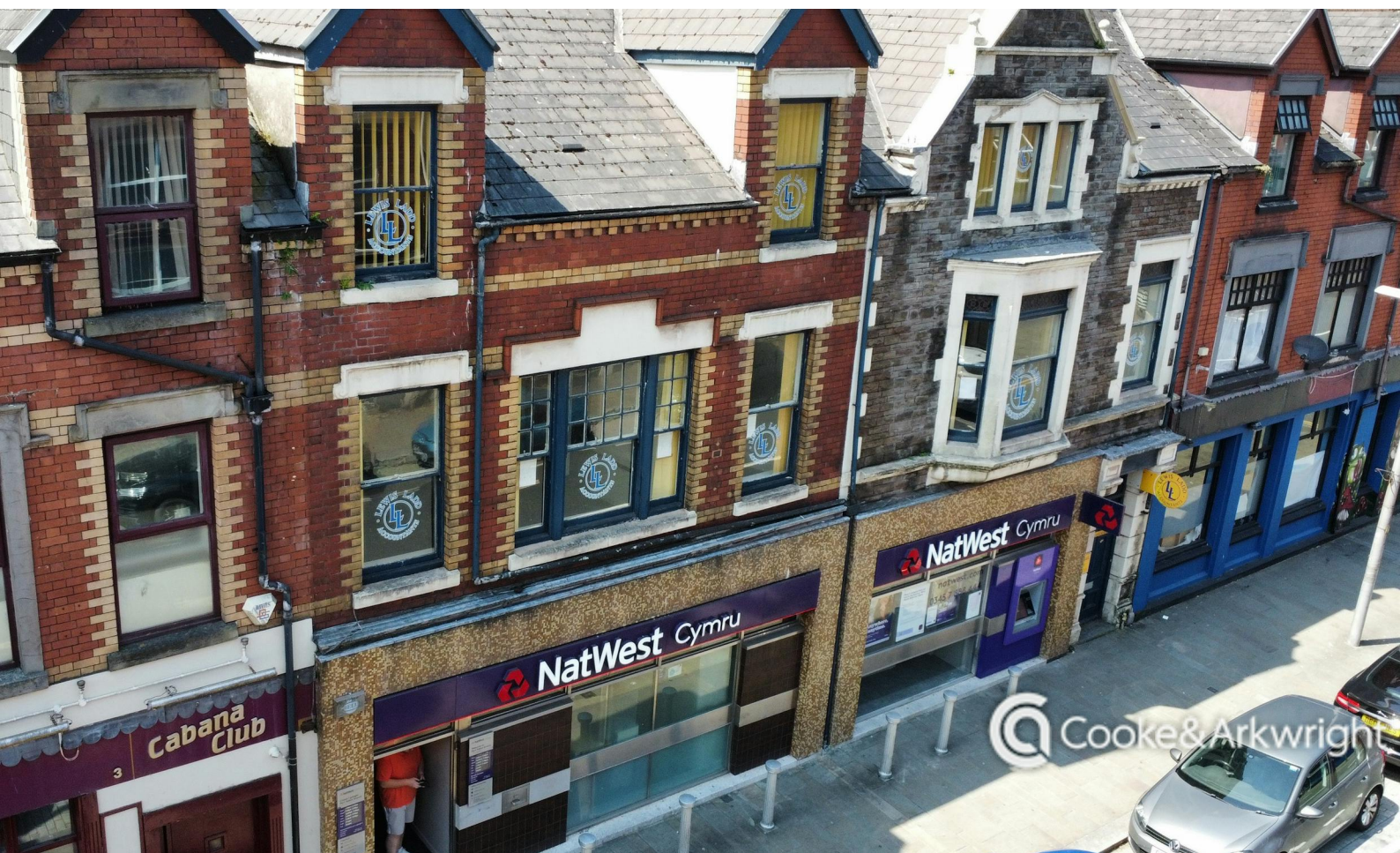




35-37 Station Road

Port Talbot, SA13 1NN

FREEHOLD FOR SALE

Former Natwest Branch & Offices

4,683 sq ft
(435.06 sq m)

- Asking Price £205,000
- Former Bank with Redevelopment Potential (Residential STP).
- First and second-floor office accommodation with separate access.
- Five car parking spaces to the rear.
- Suitable for A2 and B1 planning uses.
- Close proximity to Port Talbot Parkway Train Station

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Summary

Available Size	4,683 sq ft
Price	Offers in the region of £205,000
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Port Talbot lies approx. 33 miles west of Cardiff and 10 miles east of Swansea, with excellent connectivity via the M4. Port Talbot Parkway is a short 3 minute walk providing direct rail services to London, Cardiff, and Swansea. The property is located in a prominent position on Station Road. Nearby occupiers include a mixture of A3 and late-night operators, such as Afan Ales, Pizza Hut, Domino's Pizza and other local businesses.

Description

The property comprises ground and first floor retail premises, accessed directly from Station Road, currently fitted out as a banking hall with ancillary accommodation. Upper floors previously used as offices are accessed via a separate entrance on the front right-hand side. The property has been extended at ground-floor level to provide additional ancillary accommodation to the retail space. The property benefits from a rear secured courtyard area, which serves as a fire escape and provides access to the five rear car parking spaces. There is currently a licence for the rights dated 2000 for the use of the land to the rear of 37 Station Road and a wayleave agreement dated 1974. Further information can be provided on request.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	1,190	110.55
Ground - Ancillary	1,001	93
1st - Ancillary	1,495	138.89
2nd - Ancillary	997	92.62
Total	4,683	435.06

Terms

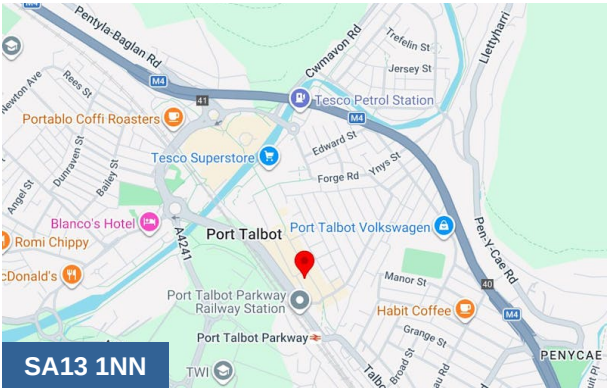
The freehold interest is available for purchase at an asking price of £205,000.

Viewings

Viewings to be arranged via Cooke & Arkwright or our joint agents Cushman & Wakefield.

Anti-Money Laundering (AML) Regulations

The purchaser will be required to satisfy the Vendor and their agents regarding the source of funds used to complete the transaction plus providing identification.



Viewing & Further Information



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