

Ty'r Orsaf, Port Talbot Parkway

Station Road Port Talbot, SA13 1JB

BP2

Commercial Property
& Development Land



TO LET

2,100 SQ FT
(195.10 SQ M)

£18,000 PER ANNUM

Commercial units developed
opposite the new railway
and bus stations
development in central Port
Talbot.

- Double Fronted Modern Retail Unit
- Full Height Glazed Shopfronts
- A1 / A3 / B1 / D1 Uses (STP)
- Highly Prominent Location
- Situated opposite the new £5.6m Bus and Trains Stations
- Rates Payable - £627 per annum (assuming SBRR)

Summary

Available Size	2,100 sq ft
Rent	£18,000 per annum
Rates Payable	£627 per annum Assuming Small Business Rates relief applied
Rateable Value	£6,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Final commercial unit available situated opposite the new railway and bus stations development in central Port Talbot.

The units are highly prominent and would suit a variety of commercial uses. Following the extensive public realms 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 The Grand Hotel, Tesco, Dominos and a variety of occupiers within the Aberafan Shopping Centre.

Whilst being situated in the centre of Port Talbot, the location offers convenient access to the M4 and a direct Train service to London Paddington immediately outside.

Specification

- New build retail unit
- Shell & core specification
- 3 phase electricity
- Full Height glazed shopfronts
- Rear delivery access
- Capped services

Accommodation

The available property comprises the final remaining unit in the development , provided with 2 entrance doors and a double fronted shopfront.

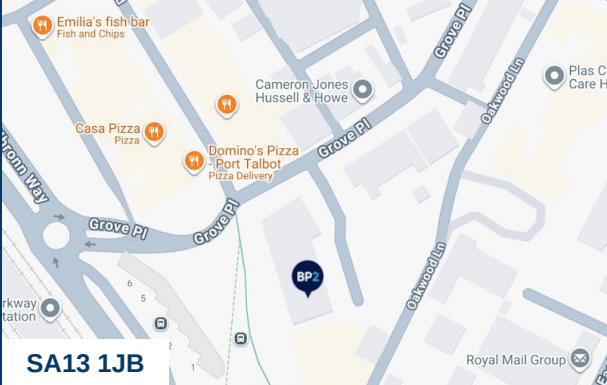
Name	sq ft	sq m	Availability
Ground - Unit 1	2,600	241.55	Under Offer
Ground - Unit 2	2,379	221.02	Under Offer
Ground - Unit 3	2,100	195.10	Available
Total	7,079	657.67	

Terms

Quoting Rent - £18,000 per annum exclusive.

Planning / Licencing

Planning has been granted for the use of these units in Use Classes A1 and A3. The property has most recently been used as a Sports Bar under A3 use. Please rely on your own enquiries with the local authority regarding licencing.



Viewing & Further Information



Ceri Daniel
07827120389
ceri@bp2property.com



David Blyth MRICS
07966 752301
david@bp2property.com

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Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

0mm 50mm

A3 Original Sheet Size

15.06.15	G	CH	RW	Final issue to client for comment
11.06.15	F	CH	RW	Plans updated as reference for M&E Consultant
09.04.15	E	CH	RW	Plans and elevations updated following pre-application planning advice and DCFW review
27.01.15	D	CH	RW	Updated following clients comments
16.01.15	C	CH	RW	Updated following landscaping amendments
24.12.14	B	CH	RW	Design updated for comment
11.12.14	A	CH	RW	Updated following highways comments
date	rev	name	chk	note



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Stride Treglown
Architecture Town Planning Interior Design Building Surveying Landscape Design Graphic Design
Treglown Court, Dowlais Road, Cardiff, CF24 5LQ
T 029 2043 5660 F 029 2047 0422 www.stridetreglown.co.uk

PROJECT
Housing Port Talbot Police Station
For Grŵp Gwalia

DRAWING TITLE
Proposed Ground Floor Plan

STATUS			
PRELIMINARY			
SCALE	DATE	DRAWN BY	CHECKED BY
1 : 200	11/12/14	CH	RW
PROJECT NUMBER	DRAWING NUMBER	REVISION	
70144	PL0002	G	

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