

49 Depot Road

Cwmavon Port Talbot, SA12 9BA

BP2

Commercial Property
& Development Land



FOR SALE

2,020 SQ FT
(187.66 SQ M)

AUCTION GUIDE PRICE
£46,000

For Sale by Unconditional
Online Auction. Bidding is
open 16th - 18th March
2026.

- Freehold Sale
- Former Engineering Workshop
- Approximately 2,020 sq ft
- On Site Parking
- Detached Garage
- Development Opportunity - STP

Summary

| | |
|-----------------------|---|
| Available Size | 2,020 sq ft |
| Price | Auction Guide Price £46,000 |
| Rates Payable | £1,391.60 per annum The property is exempt once SBRR is applied. |
| Rateable Value | £2,450 |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | E (105) |

Description

Bidding opens Monday 16th March 2026 at Midday and closes Wednesday 18th March 2026 at Midday.

An excellent opportunity to acquire a former engineering workshop requiring comprehensive refurbishment, suitable for continued commercial use or offering potential for redevelopment, subject to the necessary planning permissions and consents.

The principal building extends to approximately 187 sq m / 2,020 sq ft and comprises a two-storey workshop premises benefiting from a three-phase electricity supply (not tested). The property also includes a single garage, yard areas, and on-site parking within a generous plot.

We are acting as joint auctioneers with Auction House Wales, please see their website for all registration details: <https://wales.auctionhouse.co.uk/lot/details/176026>

Location

The property is situated on Depot Road within the well-established village of Cwmavon, on the outskirts of Port Talbot.

The location benefits from a good level of passing traffic and is conveniently positioned close to a range of local shops and amenities. Excellent transport links are provided via nearby access to the M4 motorway network.

Accommodation

| Name | sq ft | sq m | Availability |
|---------------------|--------------|---------------|--------------|
| Ground - Workshop | 836 | 77.67 | Available |
| Ground - Staff Area | 266 | 24.71 | Available |
| 1st - Workshop | 918 | 85.28 | Available |
| Total | 2,020 | 187.66 | |

Viewings

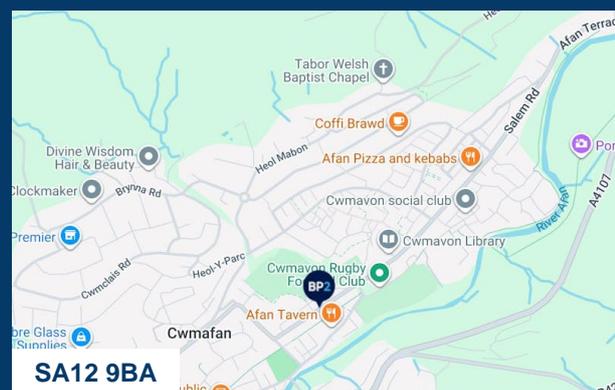
Strictly by appointment via Auction House Wales on 01633 212555.

Important Notice

Prospective purchasers are advised to review the Special Conditions of Sale contained within the Legal Pack.

Additional costs may be payable in addition to the purchase price, including (but not limited to) search fees, reimbursement of the seller's costs, legal fees, and transfer fees.

All details for the auction process can be found on the Auction House Wales website - <https://wales.auctionhouse.co.uk/lot/details/176026>



Viewing & Further Information



Ceri Daniel

07827120389

ceri@bp2property.com



David Blyth MRICS

07966 752301

david@bp2property.com

Marc Morrish (Auction House Wales)

02920 475 184 | 07932685110

marc.morrish@auctionhouse.co.uk

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Energy performance certificate (EPC)

49 Depot Road
CWMAVON
SA12 9BA

Energy rating

E

Valid until: **25 January 2036**

Certificate number: **0682-4537-8639-0574-6626**

Property type: Offices and Workshop Businesses

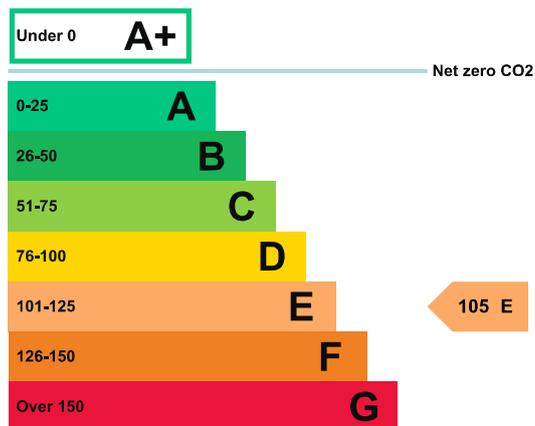
Total floor area: 221 square metres

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 E.



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

20 A

If typical of the existing stock

93 D

Breakdown of this property's energy performance

| | |
|---|---------------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 35.5 |
| Primary energy use (kWh/m ² per year) | 371 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1974-7699-7766-7169-5056\)](/energy-certificate/1974-7699-7766-7169-5056).

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 | Colin Tait |
| Telephone | 01792 865042 |
| Email | pontardawe@ctf-uk.com |

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/008727 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Clee Tomkinson Francis |
| Employer address | 1a Tawe Terrace, Pontardawe, SA8 4ha |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 23 January 2026 |
| Date of certificate | 26 January 2026 |