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Residential, Retail  
**FOR SALE**



## 22 Forge Road, Port Talbot, SA13 1NU

Ground floor retail unit with separate first floor residential accommodation. Garage to rear.

### Summary

Tenure	For Sale
Available Size	865.85 sq ft / 80.44 sq m
Price	Offers in the region of £150,000
Rates Payable	£2,896.80 per annum
Rateable Value	£5,100
EPC Rating	Upon enquiry

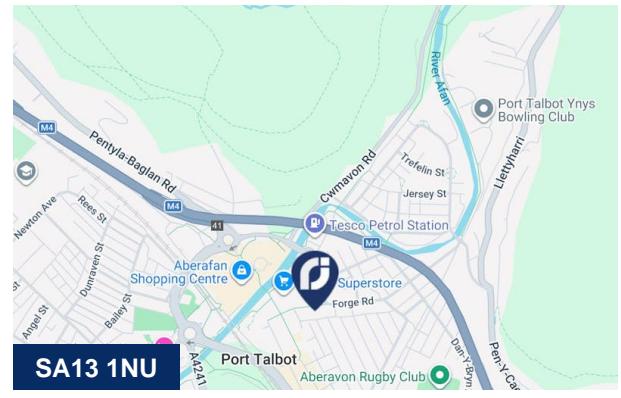
### Key Points

- Freehold vacant possession
- Ground floor retail unit with garage to rear
- Gas central heating
- Town Centre location
- First floor flat with private access

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## Summary

Available Size	865.85 sq ft
Price	Offers in the region of £150,000
Rates Payable	£2,896.80 per annum
Rateable Value	£5,100
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



## Description

The subject property is a two-storey, mid terraced, commercial premises with residential accommodation above. The first floor accommodation (22a Forge Road) can be accessed via a standalone entrance on Forge Road. The accommodation briefly comprises; Lounge, Bedroom, Bathroom and Kitchen.

The main retail area is supported by ancillary accommodation to the rear with kitchen facilities and external w.c.

Externally, the property benefits from a good size garage to rear, which in the past has been let out to the automotive industry.

## Location

The property is located along the pedestrianised area of Forge Road within Port Talbot town centre.

Port Talbot and furthermore the subject premises affords ease of access via the main A48. The M4 Motorway (Junctions 40-41), is approximately 1 mile from the property.

Nearby occupiers include Tesco, Well Pharmacy and CEX, the prime retail area of Aberfan shopping centre is approximately 500 metres in a northerly direction.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Zone A	243.26	22.60
Ground - Zone B	75.34	7
Ground	113.02	10.50
Ground - Kitchen	88.26	8.20
1st - Internal Storage	163.72	15.21
1st - Internal Storage 2	182.23	16.93
<b>Total</b>	<b>865.83</b>	<b>80.44</b>



## Viewing & Further Information



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## Terms

The subject property is available Freehold with vacant possession.