

FOR SALE

RETAIL

2 PARRY ROAD, PORT TALBOT
SA12 7TR



- LARGE END TERRACED GROUND FLOOR LOCK UP SHOP
- 119.36 SQ.M (1,284.87 SQ. FT)
- ESTABLISHED PARADE OF RETAIL UNITS
- DENSELY POPULATED CATCHMENT

OFFERS IN THE REGION OF
£105,000

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LOCATION

The subject premises is located along Parry Road within the Sandfields West area and community of Port Talbot, comprising a catchment population of approximately 6,725 (2011 Census).

Port Talbot affords ease of access via the main A48 and the A4241, while the M4 Motorway (Junctions 40-41) is approximately 1 mile from the subject premises.

The property also forms part of a similar parade of retail units, comprising a total of five other self-contained units, which accommodates a range of local occupiers including a convenience store, various hot food takeaways and an additional hair salon.

DESCRIPTION

The subject premises comprises a single-storey retail unit, which forms part of an existing parade of similar units within an established residential catchment area.

Internally the premises comprises a large sales area, which is currently occupied for use as a hair and beauty salon. The main sales area is also supported by ancillary accommodation to the rear, comprising additional staff kitchen, storage and two separate w.c. facilities.

Parking facilities are also located to the front, which can be accessed off the main highway and available for public use. We therefore advise that no designated parking facilities are available.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

Net Internal Area: 119.36 sq.m (1,284.87 sq. ft.)

Sales Area: 80.02 sq.m (861.33 sq. ft.)

Shop Depth: 10.22m (33'6")

Gross Frontage: 7.83m (25'8")

Ancillary: 39.34 sq.m (423.45 sq. ft.)

Rear Wash Area: 3.56m x 3.03m

Staff Kitchen: 3.05m x 4.24m
with various base units incorporating sink drainer.

Store Room: 4.57m x 3.68m
with door to rear.

W.C. Facilities
comprising two separate toilet facilities with w.c. and wash hand basin..

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2017): £8,800

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2021-22 the multiplier will be 0.535.

Rates relief for small businesses in Wales will apply up to 31st March 2020. Rates relief for small business with a rateable value up to £6000 will receive 100% relief and those with a rateable value between £6,001 and 12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

We have been informed by the client that VAT will not be applicable to this transaction.

Terms & Tenure

Our client's interest is held on a Long Leasehold interest for a term of 99 years from 25th March 1962 at an initial ground rent of £45 per annum.

Further enquiries will be made with the Freeholder to determine whether the Long Leasehold interest can be re-gearred and extended further prior to completion.

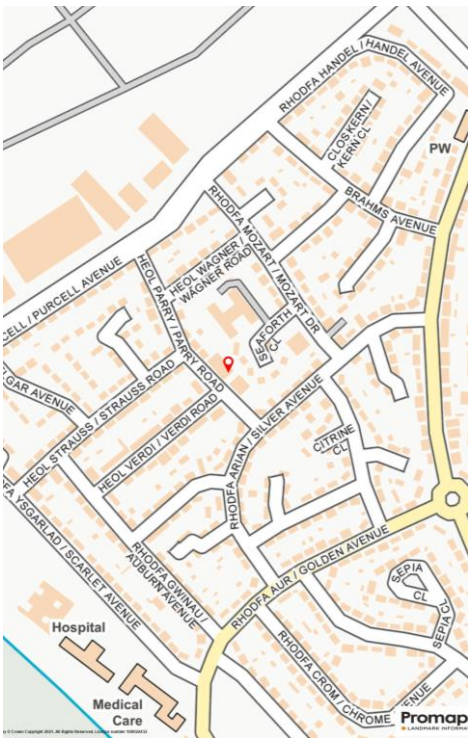
VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net



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