

**FOR SALE**  
CAFÉ – A3

Ferrari's Café, 91 Station Road, Port  
Talbot, SA13 1NR



- FOR SALE AS A GOING CONCERN - DUE TO RETIREMENT
- ESTABLISHED CAFE (SINCE 1938) ALONG A POPULAR TRADING LOCATION
- TWO STOREY RETAIL UNIT WITH EXTERNAL SEATING ALONG PEDESTRIANISED AREA
- NET INTERNAL AREA - 175.86 SQ.M (1,892.95 SQ. FT.)
- POTENTIAL DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)

OFFERS IN THE REGION OF  
**£184,950**

## LOCATION

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

It is advised that all usual amenities including a mainline railway station, is approximately 500 metres to the south. Swansea City Centre is approximately 11 miles and Cardiff City Centre is approximately 30 miles.

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

Neighbouring occupiers within the immediate proximity include established retailers such as Cash Generator, Oxfam and PDSA while the prime retail area of Aberfan Shopping Centre is approximately 200 metres away in a northerly direction.

The immediate area also affords good footfall with direct links to the main pay and display public car park, situated directly to the rear.

## DESCRIPTION

The subject premises comprises a two storey, mid terraced retail unit currently occupied and trading as Ferrari's Cafe, which is a popular long-standing cafe and business (established in 1938), located along one of the primary retail areas within Port Talbot town centre.

The premises comprises a large ground floor retail unit, which can be accessed directly off the main sales display entrance over the front elevation. The main sales area, which benefits from a shop depth of approximately 13.21 metres, accommodates various free standing seating for approximately 24 covers, together with an extended servery counter and a small private seating area for a further 4 covers and customer w.c. facilities to the rear. Ancillary accommodation comprising a fully fitted preparation area and commercial kitchen is also available to the rear of the main sales area.

The cafe also extends further over the first floor, which can be accessed via an internal stairwell. Additional seating for approximately 32 covers is available over the ancillary sales area, which is also supported by additional ladies and gents customer w.c. facilities and a separate staff toilet to the rear.

The subject premises also benefits from an external seating area to the front over the main pedestrianised walkway, which provides additional seating for a further 16 covers. A single garage/ storage unit is also located within the rear enclosed courtyard, which can be accessed directly off the service road facing the main public pay and display Bethany Square Car Park to the west.

## ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR	127.98 sq.m	1,377.57 sq. ft.
Sales Area	68.66 sq.m	739.05 sq. ft.
Shop Depth	13.21m (43'4")	
Net Frontage	5.46m (17'11")	
Ancillary	31.23 sq.m	336.15 sq. ft.
Customer W.C. Facilities		
Preparation Area	3.37m x 4.64m	
Commercial Kitchen	3.43m x 4.55m	
Garage/ Store Unit	4.81m x 5.84m	

FIRST FLOOR	47.88 sq.m	515.38 sq. ft.
Ancillary Sales	5.55m x 11.82m (max)	
Ladies and Gents W.C.		
Staff Toilets		

## RATES

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

**Rateable Value (2017): £12,250**

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2022-23 the multiplier will be 0.535.

The subject premises also qualifies for Retail, Leisure and Hospitality Rate Relief. The scheme aims to provide support for eligible occupied properties by offering a discount of 75% on non-domestic rates bills for such properties. Relief should be granted to each eligible business as a reduction to its rates bill based on occupation between 1 April 2023 and 31 March 2024.

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](http://www.voa.gov.uk).

## VAT

Please be advised that all figures quoted are exclusive of VAT (if applicable).

## TERMS & TENURE

The subject premises is available Freehold to be sold as a going concern.

A copy of the trading accounts for Ferrari's Cafe Ltd are also available upon request.

## VIEWING

By appointment with Sole Agents:

**Astleys Chartered Surveyors**  
**Tel: 01792 479 850**  
**Email: [commercial@astleys.net](mailto:commercial@astleys.net)**

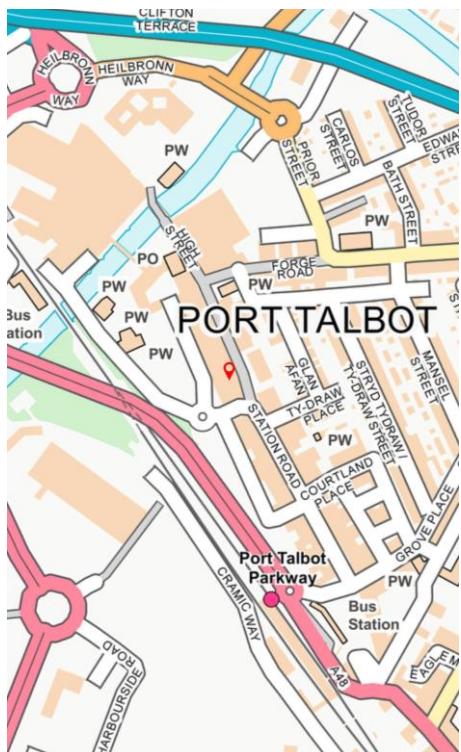
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