



3 Victoria Road, Port Talbot, Neath Port Talbot. SA12 6QG

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Main Features

Commercial Unit

Building

- Previously Used As A Salon
- Ground Floor Shop & Freehold Of The Electric Fire
- Convenient Location
- · Council Tax Band A

General Information

This ground floor commercial unit, previously used as a hair dressers, located in a popular area of Port Talbot, close to many local amenities such as Afon Lido Football Club, Tywyn Primary School, Bar Gallios, Blancos and Aberavon Beach Front, also having a short distance to Port Talbot town centre.

The ground floor unit offers a salon area to the front with double fronted door and shutters, wash area, fitted kitchen, and utility room.

Please call us on 03300563555 to find out more information and to arrange a viewing.

GROUND FLOOR

Salon

(18' 4" x 13' 10") or (5.58m x 4.22m) uPVC windows to the front aspect and non slip flooring. Through to;

Back Room

(7' 1" x 9' 6") or (2.15m x 2.89m)

Two electric showers and non slip flooring.

Kitchen Area

(7' 1" x 9' 6") or (2.15m x 2.89m)

Base units, stainless steel sink, fridge, freezer, electric hot water heater, cushion flooring and a uPVC door to the side aspect.

Utility / Storage Area

Plumbing in place for a washing machine and cushion flooring.

W.C.

Comprising of a low level WC and wash hand basin.

Please Note:

Purchase of the shop to the front and freehold of the complete building, which has a lease for 999 years from 2nd September 2004, the current landlord has 1/6 contribution to maintaining the building externally.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains drainage (Services not tested)

Current council tax banding

Current heating type Electric

Tenure (To be confirmed) Freehold





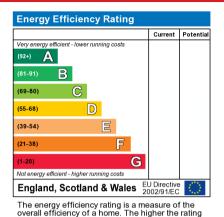




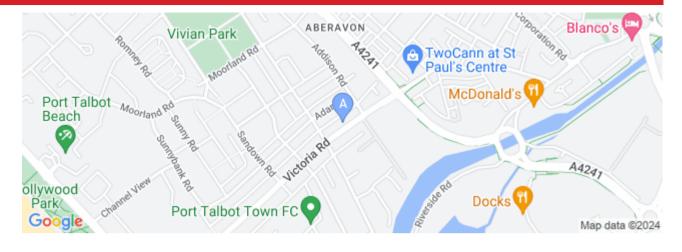




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the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1.500.000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortagge or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road. West Glamorgan SA11 1NB

Lettings

lettings@petermorgan.net

33-35 Windor Road, West Glamorgan SA11 1NB

Neath Port Talbot Neath Port Talbot

Financial Services

financial@petermorgan.net

33-35 Windor Road. West Glamorgan SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place. Mid Glamorgan CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St. Mid Glamorgan CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF









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Neath Port Talbot Branch

35 Windsor Road, Neath, SAII INB

npt@petermorgan.net

VAT No: 821850148

www.petermorgan.net 03300 563 555





























