



**272 Margam Road, Port Talbot, SA13 2DB
Offers Over £175,000**

.....COMMERCIAL PROPERTY - This is a golden opportunity to purchase a very well established and long standing showroom and potential for first floor flat in the busy industrial town of Port Talbot, South Wales. The Retail area draws clients from all areas from Swansea through to Cardiff and up through the Afan Valleys. This well established large premises represents a truly unique opportunity due to the current owner retiring. Viewings are highly recommended to truly admire the site on offer and appreciate the size of the main building and outbuildings.

To arrange a viewing please contact Pennaf premier on 01639 760033 or email your enquiry to- info@pennafpremier.com

GROUND FLOOR

MAIN SHOWROOM

Large open plan showroom that leads to the left and right hand side of the front door and extends to the rear of the property.



STORE ROOM/OFFICE

Currently used as temporary stock and storage room for deliveries. Access to the hallway and showrooms. Stairs leading to the first floor.

HALLWAY

Hallway provides access to the W.C., courtyard and showrooms.

CLOAKROOM

Wash hand basin, W.C., rear facing window overlooking the courtyard.

FIRST FLOOR

LANDING

This first floor area could be converted into a residential apartment which could achieve a separate rental income if desired. Stairs leading to the first floor landing which provides access to three offices, kitchen and W.C..

OFFICE 1

13'6" x 11'4" (4.120 x 3.470)

Front facing window overlooking the high street, large office. Access from the landing.

OFFICE 2

11'4" x 13'4" (3.470 x 4.070)

Rear facing window overlooking the courtyard area, ample office space. Access from the landing.

OFFICE 3

8'11" x 7'11" (2.74 x 2.42)

Front facing window overlooking the high street. Access from the landing.

KITCHEN

7'11" x 7'0" (2.430 x 2.140)

Base units, sink hot water tank, rear facing window.

W.C.

Toilet

OUTSIDE



COURTYARD

Access from the showroom and hallway to the fully enclosed courtyard area. Access to both buildings.



OUTBUILDING 1

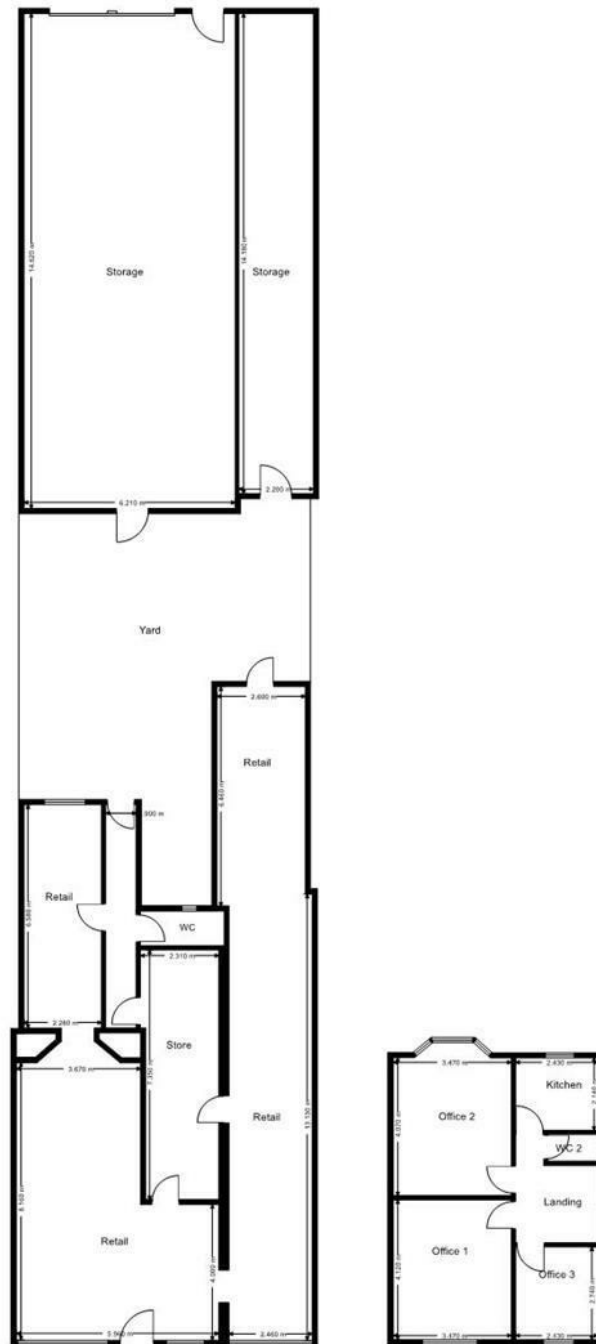
20'4" x 47'11" (6.210 x 14.620)


Very large rear outbuilding currently used as storage facility/garage - park up to 6 vehicles. Roller shutter doors to the rear lane plus a walk through doorway. Small hard standing directly outside the roller shutter door - park up to four cars to the front of the garage.

OUTBUILDING 2

46'6" x 7'2" (14.180 x 2.200)

Access from the courtyard to the courtyard to the outbuilding providing storage space.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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