



Welcome

36 Station Road
Port Talbot
West Glamorgan
SA13 1JS

Freehold
£260,000

Ref: 94793

- Prominent High Street location
- Heart of main Leisure Circuit
- Ground floor Trading Area
- Three Flats over two floors
- Currently let on a 5 year agreement producing a rent of £18,000 per annum.

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SP Sidney
Phillips



LOCATION

The Welcome is located on the busy Station Road at the heart of Port Talbot's leisure circuit. It is surrounded by a large number of pubs, bars, restaurants and hotels, all within 100 yards of the main retail shopping centre. The premises offer an easy to operate ground floor unit and three flats. Under the current tenancy, the business operates as a night club for two nights a week on Friday and Saturday nights. At first and second floors are three flats which require some investment but offer potential for further income or private accommodation.

Port Talbot is located in the centre of the South Wales industrial heartland, being renowned for its steel industry. It has a population of approximately 40,000 and stands at the mouth of the River Afan on the east side of Swansea Bay. The area has excellent transport links: the town sits astride the M4 motorway and has a mainline rail link between Fishguard, Cardiff and London. Port Talbot has recently been subject to much development, with works carried out to the railway station and town centre.

TRADE AREAS

Double door entrance leading into spacious MAIN TRADING AREA having concrete floor and exposed brick and stone walls. Booth and poseur style tables and chairs for approximately 60, with ample room for more standing. Linear wood panel fronted bar counter. Corrugated steel clad DJ booth. LADIES' and GENTLEMEN'S TOILETS. Large STORE and COMMUNICATIONS ROOMS. CELLAR.

NB: there is planning permission to move the frontage of the ground floor back approximately 2.5—3m which would provide an outside area to the front of the property with space for a smoking solution.

First Floor

Flat 1: KITCHENETTE, LOUNGE, BEDROOM and BATHROOM.

Flat 2: STUDIO FLAT with open plan KITCHEN/LOUNGE/BEDROOM and BATHROOM.

Second floor

FLAT providing potential LOUNGE, KITCHEN, DOUBLE BEDROOM, small BEDROOM and BATHROOM. One bedroom is en suite.

THE BUSINESS

Premises not being sold with the benefit of the business. Under tenanted operation, the Welcome is currently trading as a night club, hosting a variety of events.

Trade accounts are not available for assessment. No trade is sold or warranted.

LICENCE

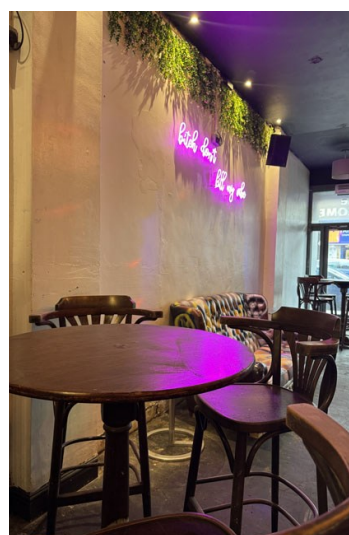
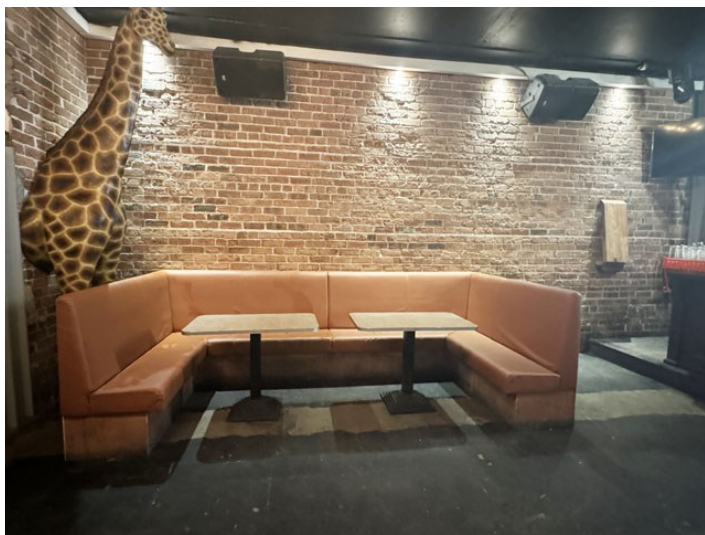
A Premises Licence is held for the supply of alcohol Monday to Wednesday: 10:00 - 23:00, Thursday to Saturday: 10:00 - 02:00 and Sunday: 00:00 - 00:30.

SERVICES

All mains services are connected.

Local Authority: **Neath Port Talbot County Borough Council.**

Rateable Value: £15,000 as at April 2023.

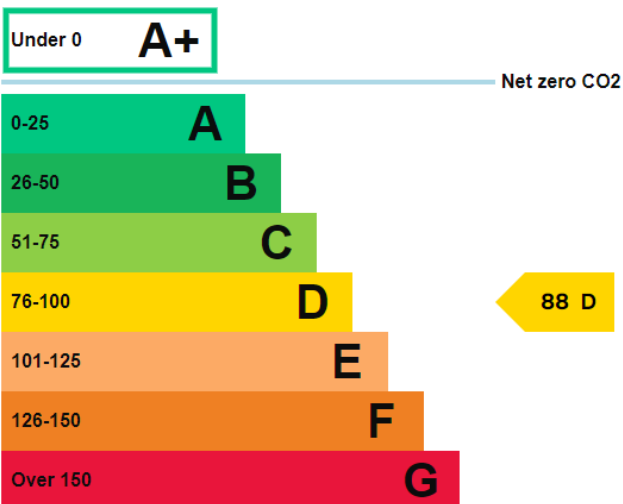
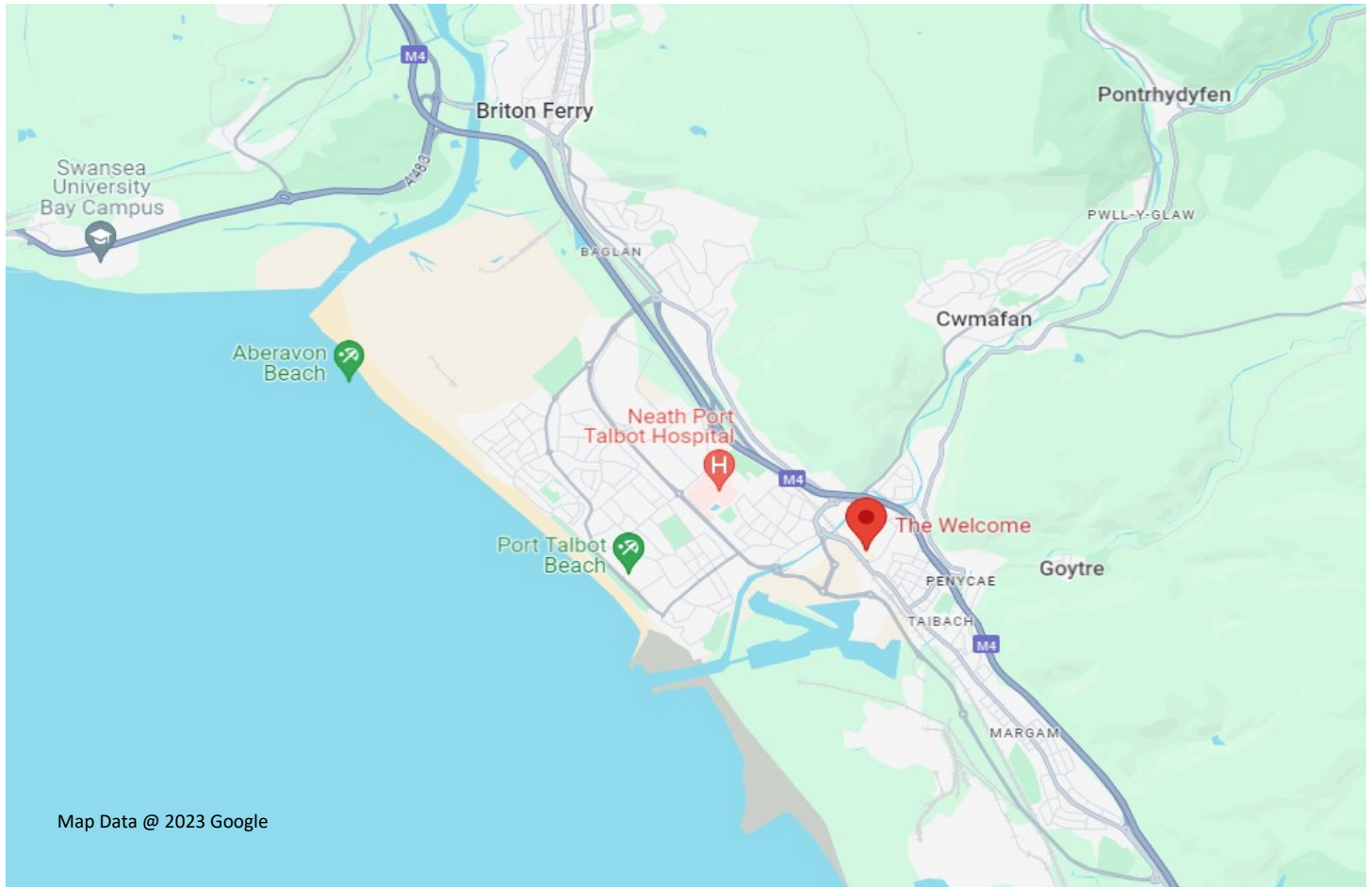


TENURE & PRICE

FREEHOLD INVESTMENT £260,000 for the freehold property, sold subject to and with the benefit of the existing lease.

Currently let on a 5 year agreement producing a rent of £18,000 per annum.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.



BUSINESS MORTGAGES

01834 849795

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EPC Reference: 0340-0945-0559-0498-7002

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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