

# Units 13a & 13b Seaway Parade Industrial Estate, Baglan, Port Talbot, West Glamorgan SA12 7BR

Freehold and Virtual Freehold Trade Counter Investment

**Lot 64**

£45,000 per annum exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Industrial/Offices	914.76 sq m (9,846 sq ft)	GRAFTON	15 years from	£45,000	(19/11/2029)
First	Offices	179.58 sq m (1,932 sq ft)	MERCHANTING GB LTD (1) t/a Plumbase	20/11/2014 (2)		
<b>Totals</b>		<b>1,094.26 sq m (11,778 sq ft)</b>			<b>£45,000</b>	

(1) For the year ending 31st December 2015, Grafton Merchating GB Ltd reported a turnover of £1,102,720,000, a pre-tax profit of £29,638,000 and a net worth of £103,487,000 (Source: Experian Group 19/09/2017).

(2) The lease provides for a tenant option to determine the lease on 19th November 2024.

### Key Details

- Located within well established industrial estate
- Nearby occupiers include Holt JCB, Aggreko, Pinetree Car Superstore, 4 Colour Digital and Baglan Car Centre
- Fully let to strong covenant Grafton Merchating GB Ltd t/a Plumbase until 2029 (subject to option)
- Benefits from 3 vehicle access loading doors and a secure yard with parking

### Location

**Miles:** 5 miles east of Swansea  
30 miles north-west of Cardiff  
55 miles west of Bristol  
35 miles west of Newport

**Roads:** M4, A48, A483

**Rail:** Baglan Railway Station

Port Talbot Parkway

**Air:** Cardiff Airport

### Situation

Port Talbot is a town in South Wales and home to one of the largest steel manufacturing facilities in the world. The well established Seaway Parade Industrial Estate is prominently situated on the east side of the M4 at junction 41. Neighbouring occupiers include Holt JCB, Aggreko, Pinetree Car Superstore, 4 Colour Digital and Baglan Car Centre.

### Description

The property comprises a detached double bay trade counter unit benefiting from an eaves height of approximately 6 metres and 3 vehicle access loading doors. The property also benefits from first floor office accommodation and a large secure yard with car parking.

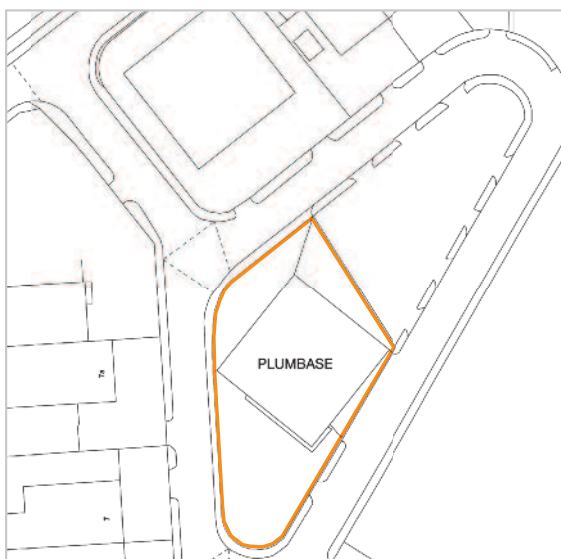
### Tenure

Freehold and Virtual Freehold. Part of the property is held for a term of 999 years less 3 days from completion of the sale at a peppercorn rent.

### VAT

VAT is applicable to this lot.

### Six Week Completion



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