

# ALL ENQUIRIES

2.46 ACRE DEVELOPMENT SITE SUITABLE FOR RETAIL, TRADE  
COUNTER AND INDUSTRIAL USES (B1/B2/B8)

029 2037 8921 

fletchermorgan.co.uk 

28 Park Place, Cardiff CF10 3BA 



**Fletcher  
Morgan**

Baglan Bay Retail Park, Afan Way, Port Talbot SA12 7BZ



## Location

Port Talbot is situated approximately 10 miles east of Swansea and approximately 35 miles west of Cardiff.

Baglan Bay is an established retail and commercial location. Situated in close proximity to the M4 motorway, with access via Baglan Way and the A4241 to Junction 41.

Nearby occupiers include **Morrisons, Halfords, KFC, Lidl, Subway, Pets At Home, B&M, My Dentist, Pure Gym, Iceland Food Warehouse, Greggs and Marstons Family Pub** amongst others.

The subject property is located immediately adjacent to Baglan Bay Retail Park with prominent frontage to the A4241 (Afan Way).

## Description

The subject site extends to approximately 2.46 acres (1 hectare) with direct access from the adjoining retail park.

The site is suitable for a variety of uses including: retail, trade, B1, B2, B8 or other uses for which planning may be granted.

## Tenure

Freehold or leasehold proposals will be considered.

## Price/Rent

On application

## Rates

To be confirmed.

## Energy Performance Certificate

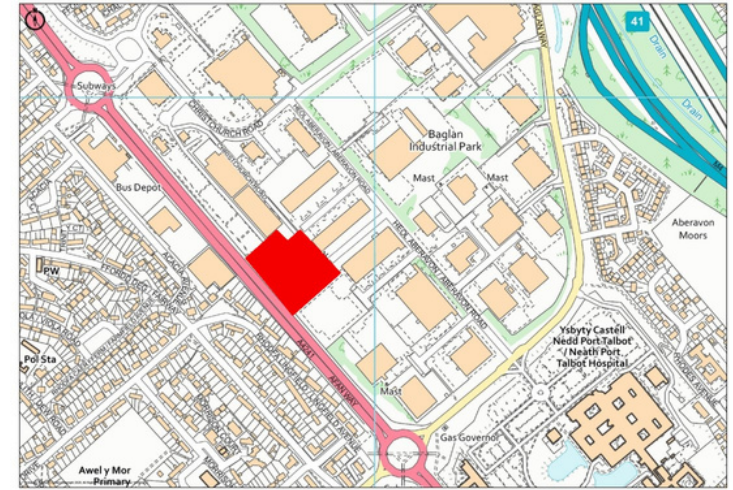
Will be produced upon completion of the development.

## Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

## VAT

All figures quoted are exclusive of V.A.T. where applicable.



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

## CONTACT

Richard Ryan

📞 029 2034 7051

📱 07768 048705

🌐 [/RichardRyan](https://www.linkedin.com/in/RichardRyan)

✉️ [richard.ryan@fletchermorgan.co.uk](mailto:richard.ryan@fletchermorgan.co.uk)



Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property. 11/0/2025 The property is subject to a disclosable interest under S21 of the Estate Agents Act 1979.