

**TO LET / MAY SELL**

**LEISURE UNIT  
OPPORTUNITY**

**HOLLYWOOD PARK  
PORT TALBOT SA12 6QW**

**Up to 20,752 Sqft (1,298 Sqm)**

**Location**

Port Talbot is located approximately 33 miles West of Cardiff and 12 miles East of Swansea.

The town has a resident population of 36,000 with in excess of 415,000 within a 20 minute drive time.

Hollywood Park is situated 2 miles West of Port Talbot town centre off Junction 41 of the M4 Motorway. The entire development is situated on 2.8 acre seafront site comprising

- Apollo Cinema – 6 screen multiplex cinema
- Aqua Dome – swimming pool attracting 500,000 visitors per year
- Health Club and Gym
- Sports Centre – 700 fixed seats venue used for pop concerts, exhibitions in addition to sporting events
- Football – full size astro turf pitch
- Function Room

**Description**

The subject property comprises a purpose built Ten Pin Bowl Centre which has been constructed to a shell specification.

Scale plans and a detailed specification are available upon request.

Ground floor	1,928m <sup>2</sup>	20,752ft <sup>2</sup>
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On site parking for 92 cars

**NB** there is potential to extend the building to 2,939m<sup>2</sup> (25,758ft<sup>2</sup>).



**Terms**

Available by way of a new FRI lease

Alternatively consideration may be given to a freehold disposal. for a term to be agreed and incorporating 5 yearly upward only rent reviews.

**Rental**

On application.

**VAT**

All figures quoted are exclusive of VAT where applicable.

**Legal Costs**

Each party to bear their own legal and professional costs incurred.

**Viewing**

Strictly by prior arrangement with the joint agents

**EJ Hales**

Phillip Morris

Tel: 029 2034 7104

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or

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**SUBJECT TO CONTRACT  
& VACANT POSSESSION**