

**SHOP UNIT** 

Unit 23 South Mall The Aberafan Centre Port Talbot SA13 1PB



029 2037 8844 • www.ejhales.co.uk

28 Windsor Place • Cardiff • CF10 3SG

# LOCATION

The Aberafan Centre provides the best retail facilities in Port Talbot. The scheme includes a number of tenants including In-Shops, Iceland, Argos, Wilkinson, Boots, JD Sports, Greggs and Home Bargains and a 700 space multi-storey car park.

The property occupies an excellent location at the entrance to South Mall.

### ACCOMMODATION

The property comprises a ground floor shop with first floor ancillary.

The unit comprises the following approximate areas and dimensions:-

Ground Floor Sales	1,026 sqft	95.3 sqm
First Floor Ancillary	901 sqft	83.7 sqm

#### **LEASE TERMS**

The unit is available on the basis of a new effectively full repairing and insuring lease by way of a service charge on terms to be agreed.

# RENT

£16,500 per annum exclusive.

## **SERVICE CHARGE**

Details available on request.

### RATES

Our inspection of the Rating List shows the following assessments for the subject property:-

 Rateable Value
 £10,750.00

 Rates Payable (2021/22)
 £ 5,751.25

Due to Covid-19, all retail, leisure and hospitality businesses in Wales occupying properties with a rateable value of £500,000 or less will receive 100% non-domestic rates relief for the financial year 2021/22.

Please discuss with the local authority to check whether you are eligible for any rates relief.

#### VAT

All figures quoted are strictly exclusive of VAT where applicable.

# EPC

An Energy Performance Certificate is available upon request.

#### **LEGAL COSTS**

Each party to be responsible for their own legal costs.

#### MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

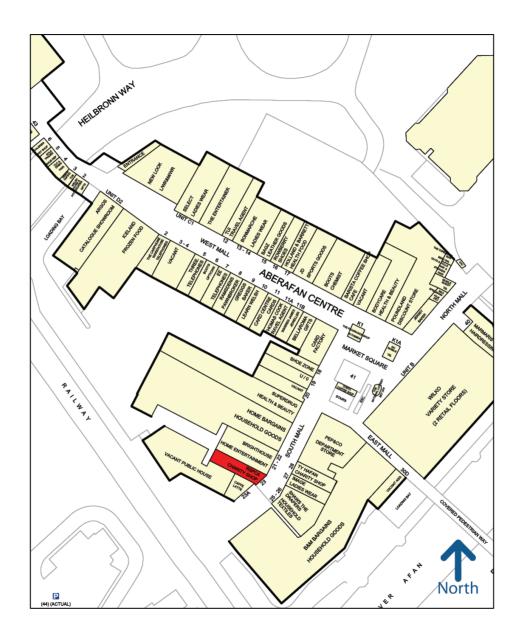
# VIEWING

Strictly by appointment through the letting agents, E J Hales, contact: **Owen Cahill** • Tel: **029 2034 7111** • E-mail: **owen@ejhales.co.uk Robert Hales** • Tel: **029 2034 7110** • Email: **robert@ejhales.co.uk** 

E J Hales and the Vendor 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 E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

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