



SHOP UNIT

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



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, E J 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.

