

UNIT 3 LUCIANA BUILDINGS

TALCENNAU ROAD | TAIBACH | PORT TALBOT SA13 1SH

HUNT & THORNE
CHARTERED SURVEYORS

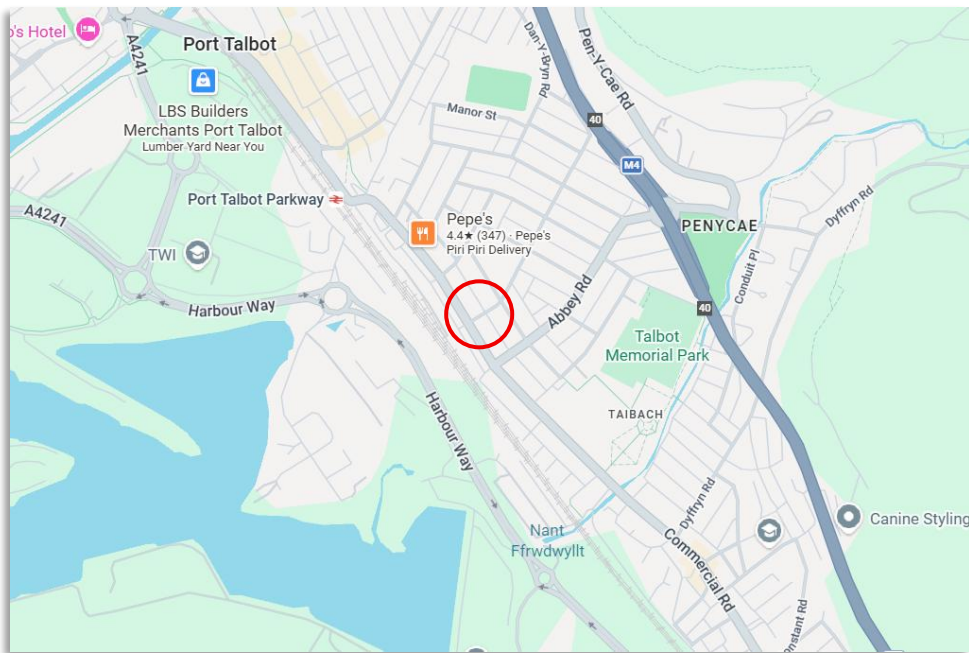


RETAIL TO LET

- GROUND FLOOR RETAIL UNIT
- CLOSE TO PORT TALBOT CENTRE
- ALONGSIDE THE A4067
- 53.99 SQ M (581 SQ FT)
- ASKING RENT £5,000 PAX

LOCATION

The property is located within the residential suburb of Taibach, approximately 1 mile east of Port Talbot town centre and half a mile from Port Talbot Parkway railway station. Good communications are provided to J41 of the M4 motorway, which is only half a mile north of the property



DESCRIPTION

The retail unit comprises of part of the ground floor of the Luciana Buildings, which provides 5 retail units on the ground floor and a snooker hall on the first floor. The property corners Talbot Road and Talcennau Road.

ACCOMMODATION

Front room	40.86	440
Rear room	13.13	151
TOTAL:	53.99 SQ M	581 SQ FT

RATEABLE VALUE

We have been informed via an enquiry on Valuation Office that the property has a rateable value of £ TBA

UBR for Wales 2026/27 is 0.502p in the £.

Interested parties are advised to verify this information by making direct contact with the Local Rating Authority.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Phoenix Way, Enterprise Park, Swansea Wales SA7 9LA

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated

LEGAL COSTS

Each party to pay their own legal costs involved in the transaction.

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

RENT

Offers in the region of £5,000 PAX

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge will be payable towards the external maintenance of the exterior part of the property. Landlord to continue to insure and recover part of the premium cost from the tenant.

LEASE TERMS

Flexible lease terms.

EPC

To be provided

ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

JASON THORNE

jason@huntandthorne.com
07387 188482

MATTHEW SIMS

matthew@huntandthorne.com
07825 372503

July 2026

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Phoenix Way, Enterprise Park, Swansea Wales SA7 9LA

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated



AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Phoenix Way, Enterprise Park, Swansea Wales SA7 9LA

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated



AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Phoenix Way, Enterprise Park, Swansea Wales SA7 9LA

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated



AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Phoenix Way, Enterprise Park, Swansea Wales SA7 9LA

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated