

Unit 11A, West Mall,  
The Aberafan Shopping Centre,  
Port Talbot, SA13 1PB

Shop To Let

Hays Travel

**SHOP TO LET**

1,165 sq.ft | £17,500 PAX

USE CLASS A1 - | GROUND FLOOR RETAIL PREMISES WITH FIRST FLOOR STORAGE | CLOSE TO NATIONAL OCCUPIERS

**GCS** | GLANMOR CHARTERED  
SURVEYORS

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Cambrian House, Cambrian Place, Swansea, SA1 1RH

**RICS**  
Regulated by RICS

# Unit 11A, West Mall, The Aberafan Shopping Centre, Port Talbot, SA13 1PB

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### LOCATION

The Aberafan Shopping Centre is located just off Junction 41 of the M4. It is the only indoor shopping complex in the town with over 250,000 sq ft of retail floorspace. The Aberafan Shopping Centre is a vibrant place to shop, relax and experience the best of Port Talbot.

The scheme is home to some of the biggest names in UK retail; to include JD Sports, Poundland, Home Bargains, New Look, The Entertainer to name a few.

It is also the independent hub of the town with operators including popular local clothing retailer, San Portablo and former Wales & British Lion, Richard Hibbard's café concept 'The Hideout' along with many others.

The property occupies an excellent location within the main mall.

### DESCRIPTION

The Unit comprises a ground floor shop with first floor ancillary, including storage, kitchen and WC facilities.

### ACCOMMODATION

Area	SQ M	SQ FT
Ground Floor	69.86	752
First Floor	38.37	413
Total	108.23	1,165



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**TENURE**

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

**RENT**

Quoting Rent of £17,500 exclusive of rates, utilities and service charge.

**SERVICE CHARGE**

A service charge will be levied to cover the maintenance and upkeep of the common areas of the property.

**VAT**

All figures are exclusive of VAT, where applicable.

**BUSINESS RATES**

Our inspection of the rating list shows the following assessment for the subject property:-

Rateable Value £14,750

Rates Payable (2025/26) £ 8,378

The Welsh Government will be providing rates relief for all retail, leisure and hospitality businesses. Eligible ratepayers will receive 40% non-domestic rates relief for the financial year 2025/26. This will be capped at £110,000 per business across Wales. Please discuss with the Local Authority to check whether you are eligible for any rates relief.

**EPC RATING**

An EPC has been commissioned and will be available shortly



