

**Ground Floor Unit within CK Store,
2-6 Heol Cae Gurwen, Gwaun Cae
Gurwen, Ammanford, SA18 1HB**

Retail/Café Unit To Let



RETAIL/CAFÉ UNIT TO LET

501 sq.ft | From £5,000 PAX

GROUND FLOOR RETAIL PREMISES | WITHIN CK STORE | ONSITE PARKING | KITCHEN /PREP AREA

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LOCATION

Gwaun Cae Gurwen is a village in Neath Port Talbot, South West Wales, located on the edge of the Black Mountain within easy reach of the Brecon Beacons National Park. It sits approximately 5 miles north-east of Ammanford, 12 miles north of Neath, and around 15 miles north of Swansea

DESCRIPTION

The unit comprises a retail/seating area with direct access from the adjoining CK store, benefiting from consistent footfall and customer visibility. To the rear, a corridor leads to a customer WC, a small prep/storage room, and a kitchen area fitted with an extraction system.

Previously operated as a café, the unit is well-suited to food and beverage use but could also accommodate a range of alternative uses such as beauty, retail, or office (subject to planning). Its layout offers flexibility for a variety of operators looking for a ready-to-occupy space within a busy supermarket location.

The unit also benefits from on site parking for staff and customers.

TENURE

Available on new Internal Repairing & Insuring leases, terms to be agreed.

RENT

£5,000 inclusive of utilities and service charge

VAT

All figures are exclusive of VAT, where applicable.

BUSINESS RATES

We understand that the property will benefit from 100% Business Rates Relief.

EPC RATING

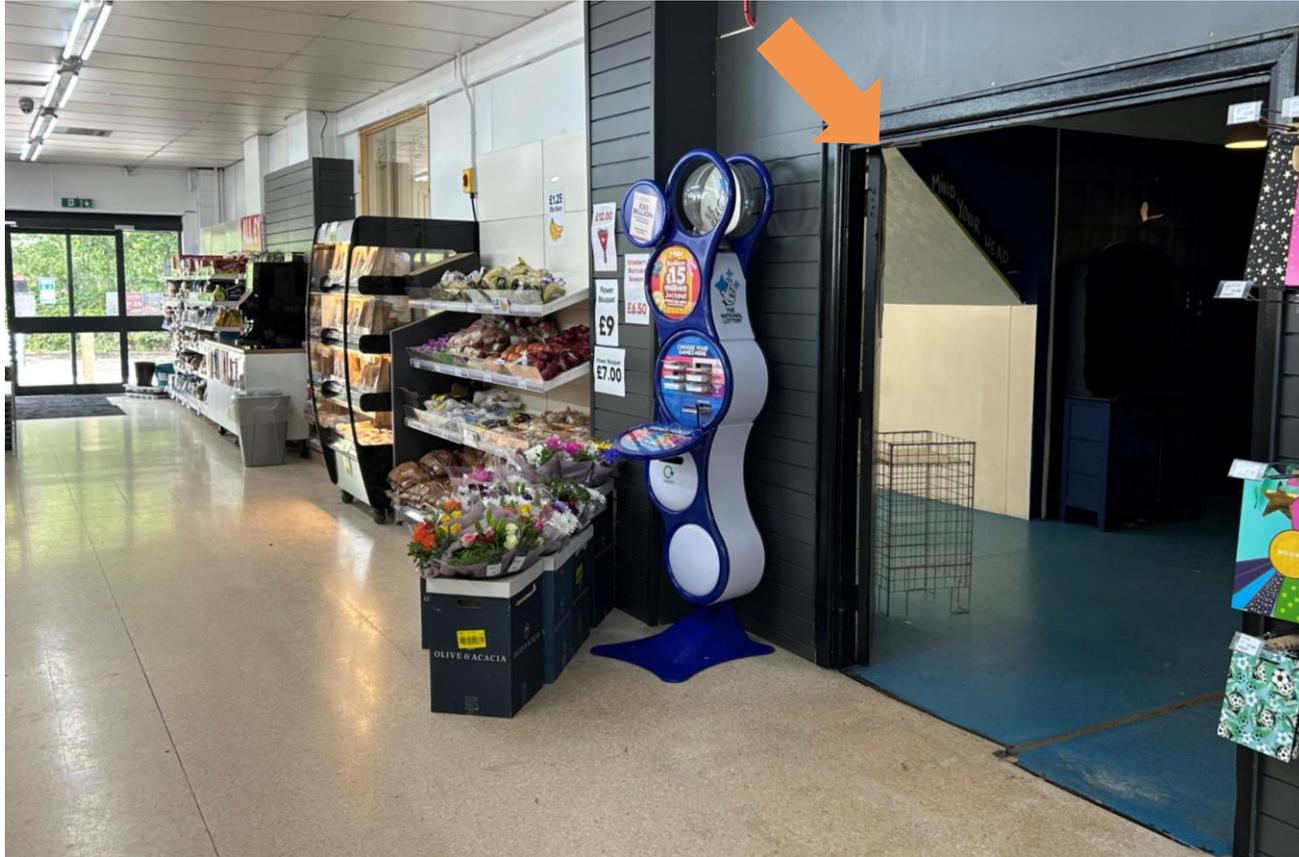
An EPC has been commissioned and will be available shortly

PLANNING PERMISSION

We have been advised the units will have A3 use, however other uses would be considered subject to planning.

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CONTACT

For further information and to arrange a viewing please contact -

Glanmor Chartered Surveyors

Tel: 01792 439105

Email: info@glanmorproperty.co.uk



SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, September 2025

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