

ejhales

A1 RETAIL UNIT

**9 RIVERSIDE WALK
PORT TALBOT
SA13 1PH**



LOCATION

The subject property is situated on Riverside Walk, a retail parade south of the River Afan in Port Talbot, and in close proximity to the Aberafan Shopping Centre. The property is adjacent to a large Tesco Superstore and other nearby retailers includes Marie Curie, Royal Mail and Co-op Pharmacy.

DESCRIPTION

The property comprises a ground floor retail unit with first floor ancillary accommodation.

ACCOMMODATION

Gross Frontage	22ft 4in	6.5m
Internal Width	22ft 3in	6.78m
Ground Floor Sales	425 sqft	29.48 sqm
First Floor Ancillary	261 sqft	33.35 sqm
WC Facilities		

LEASE

The premises are available by way of a new lease on full repairing and insuring terms by way of a service charge, on terms to be agreed.

RENT

£9,000 per annum, exclusive.

RATES

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

Rateable Value	£8,600.00
Rates Payable (2024/25)	£4,833.20

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 2024/25. 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

An Energy Performance Certificate is available upon request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

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: 07824 638338 • E-mail: owen@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.

