ejhales

PRIME SHOP UNIT
TO LET

UNIT 11A, WEST MALL
THE ABERAFAN 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 sqft 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, Portablo Coffi 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

DESCRIPTIION

The unit comprises a ground floor shop with first floor ancillary.

ACCOMMODATION

Ground Floor Sales	752 sqft	69.86 sqm
First Floor Ancillary	413 sqft	38.37 sqm

LEASE

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

£17,500 per annum exclusive.

SERVICE CHARGE

The annual estimated service charge is to be confirmed.

RATES

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

Rateable Value from 1st April 2026	£13,250.00
Rates Payable (2026/27)	£ 4,637.50

Please discuss with the Local Authority to check whether you are eligible for any rates relief.

EPC

An Energy Performance Certification is available on request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

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

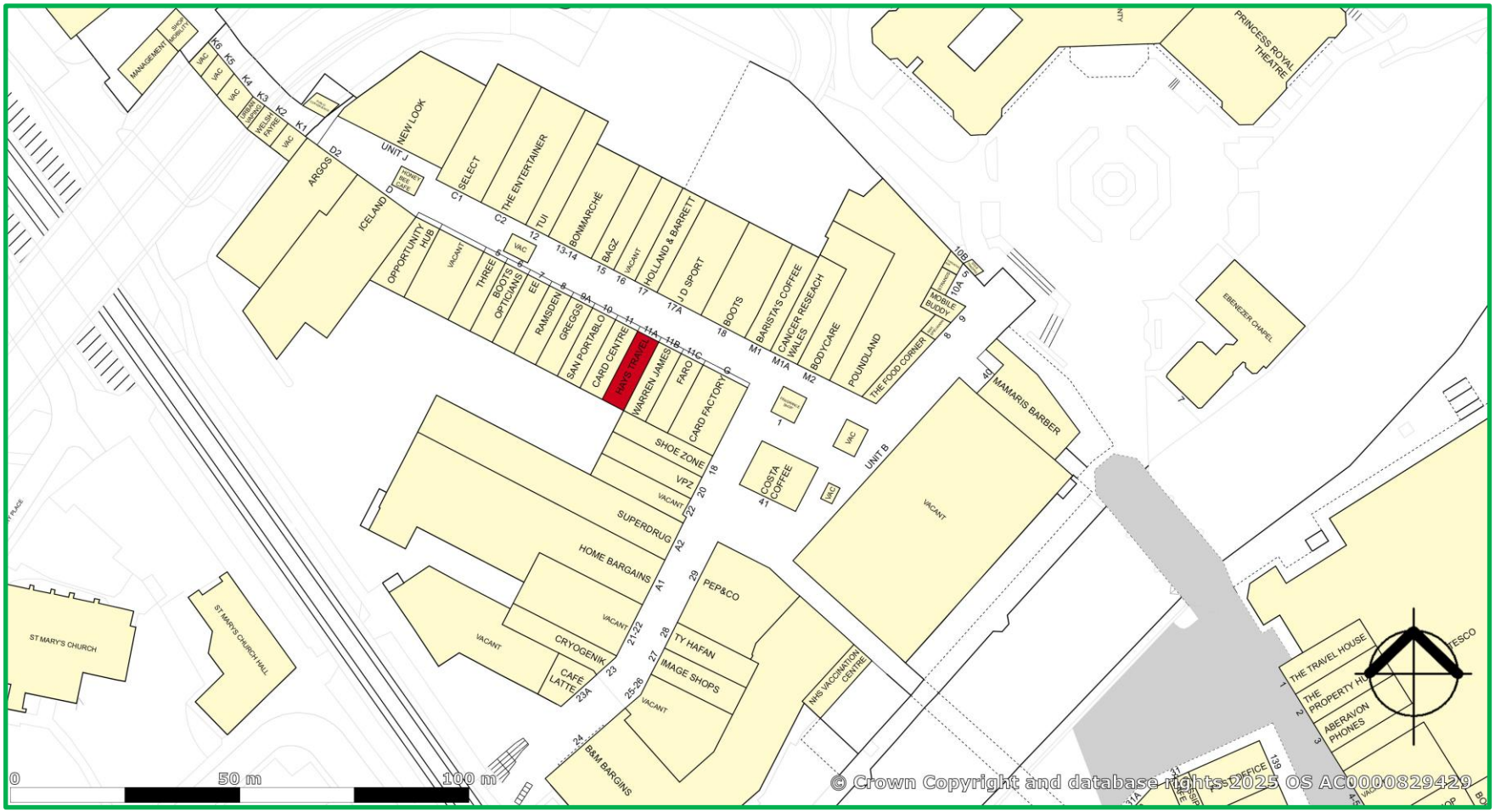
MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, EJ 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:
Philip Gwyther • Tel: **07775 910994** • E-mail: **philip@ejhales.co.uk**
or Joint Agents - Glanmor Chartered Surveyors

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.


MANAGEMENT
K6 K5 K4 K3 K2 K1
VAC.
WELSH LEGEND
WELSH FARE
D2
ARGOS
ICELAND
NEW LOOK
UNIT J
SELECT
THE ENTERTAINER
TUI
BONMARCHE
BAGZ
HOLLAND & BARRETT
J D SPORT
BOOTS
BARISTAS COFFEE
CANCER RESEACH WALES
BODYCARE
POUNDLAND
THE FOOD CORNER
MOBILE BUDDY
OPPORTUNITY HUB
THREE
BOOTS OPTICIANS
EE
RAMSDEN
GREGGS
SAN PORTABLO
CARD CENTRE
HAYS TRAVEL
WARREN JAMES
FARO
CARD FACTORY
SHOE ZONE
VPZ
SUPERDRUG
HOME BARGAINS
ORYOGENIK
CAFE LATTE
PEP&CO
TY HAFAN
IMAGE SHOPS
B&M BARGINS
NHS VACCINATION CENTRE
COSTA COFFEE
UNIT B
MAMARIS BARBER
PRINCESS ROYAL THEATRE
EBENEZER CHAPEL
ST MARY'S CHURCH
ST MARY'S CHURCH HALL
THE TRAVEL HOUSE
THE PROPERTY HU
ABERAVON PHONES
TESCO
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