

TO LET

A1 RETAIL

3 James Street, Pontardawe, Swansea,
SA8 4LR



- GROUND FLOOR RETAIL UNIT (FORMER HAIR SALON)
- NET INTERNAL AREA – 41.51 SQ.M (446.91 SQ. FT.)
- PROMINENT POSITION ALONG MAIN INTERSECTION WITHIN PONTARDAWE TOWN CENTRE
- FLEXIBLE ACCOMMODATION SUITABLE FOR A RANGE OF ALTERNATIVE COMMERCIAL USES (SUBJECT TO PLANNING)

OFFERS IN THE REGION OF
£7,200 PA

LOCATION

The subject premises occupies a prominent and central position within Pontardawe town centre, an established commercial location serving the Swansea Valley. James Street is a well-used mixed-use street characterised by a range of independent retailers, cafés and service providers, contributing to steady pedestrian activity throughout the day.

The property benefits from excellent accessibility, being within close proximity to Pontardawe's principal retail areas including High Street and Herbert Street, as well as nearby public transport links. Pontardawe is well connected via the A474 and A4067, providing direct access to Swansea and the wider Neath Port Talbot area.

The location offers a strong local catchment and represents an attractive opportunity for a retail occupier seeking a central, visible and convenient town-centre presence.

DESCRIPTION

The subject premises comprises a self-contained ground floor retail unit, measuring approximately **41.51 sq.m (446.91 sq. ft.)** in total, which is situated along a prominent main road position within Pontardawe town centre.

We note that the ground floor retail unit can be accessed directly off the main pedestrian walkway to the front, via a standard sales display window with a small stepped entrance, providing access over the main sales area which benefits from a shop depth of 7.88m. The main sales area is also supported by ancillary accommodation to the rear, comprising an additional store area, staff kitchen and w.c. facilities. We also note that the rear ancillary area was adapted for use as various beauty/ treatment rooms when previously occupied as a hair salon.

We note that no designated external areas are available on site but we do advise that adequate on street parking facilities are available within close proximity to the subject premises.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: 41.51 sq.m (446.91 sq. ft.)

Sales Area: 28.38 sq.m (305.48 sq. ft.)

Sales (ITZA): 25.17 sq.m (270.89 sq. ft.)

Net Frontage: 2.79m (9'2")

Shop Depth: 7.88m (25'10")

Ancillary: 13.13 sq.m (141.33 sq. ft.)
which briefly comprises the following.

Under-stairs Store: 0.89m x 2.02m

Nail Bar/ Store: 2.38m x 2.01m

Staff Room: 2.38m x 3.13m

W.C. Facilities

RATES

The subject property affords the following approximate dimensions and areas:

Rateable Value (2023): £2,300

The Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2025-26 the multiplier will be 0.568.

Rates relief for small business with a rateable value up to £6,000 will receive 100% relief and those with a rateable value between £6,001 and £12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

We therefore advise that the subject premises is eligible for 100% small business rates relief, subject to satisfying the necessary criteria.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (if applicable).

TERMS & TENURE

Our client's interest is available by the way of a new effective Full Repairing and Insuring Lease (under terms to be negotiated).

VIEWING

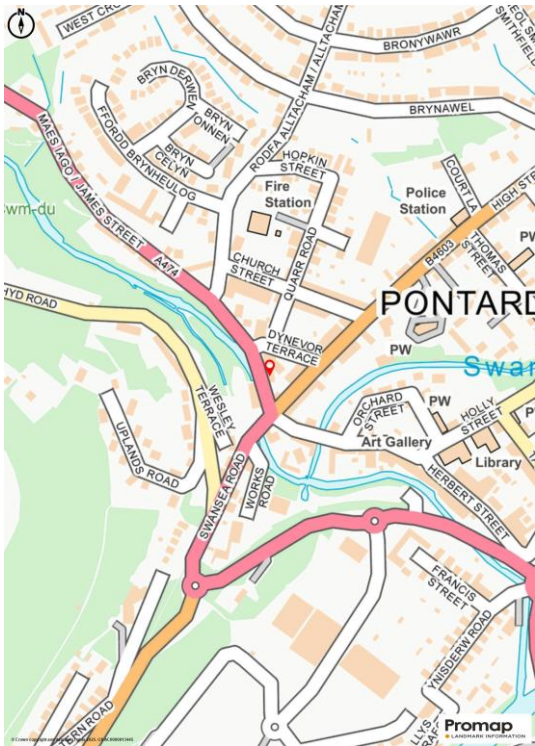
By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net

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