



TO LET

1,938 TO 4,273 SQ FT
(180.05 TO 396.97 SQ M)

£15,000 - £25,000 PER ANNUM

Prominent Town Centre A3
opportunity with courtyard
seating potential

- Prominent position at the entrance of Aberafan Shopping Centre
- Close proximity to established retailers
- Substantial frontage providing excellent signage and brand visibility
- Easy access to main transport routes and nearby parking
- Grant assistance potentially available for tenant fit out

Summary

Available Size	1,938 to 4,273 sq ft
Rent	£15,000 - £25,000 per annum
Rateable Value	£15,750 To be re-assessed if sub-divided.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The Market Tavern occupies a prominent position on the periphery of Aberfan Shopping Centre in the heart of Port Talbot. The property is currently vacant and requires full refurbishment, offering an excellent opportunity for an operator to create a new destination venue in a well-established retail and leisure location.

The property comprises a single storey former public house with a dedicated courtyard area — ideal for outdoor seating (subject to planning).

The enclosed CGI visuals illustrate the property’s potential following refurbishment, highlighting opportunities for both single and subdivided configurations.

Location

The property lies within the Aberafan Shopping Centre in Port Talbot. The shopping centre is immediately adjacent to Junction 41 of the M4 motorway, benefitting from excellent vehicular an public transport connectivity. Bus stops and a multi-storey car park serve the shopping centre, enhancing ease of access for both customers and staff.

Aberafan Shopping Centre is the only indoor shopping centre in Port Talbot and comprises around 250,000 sq ft of retail floorspace, accommodating over 60 retailers including major national chains, which helps drive footfall and exposure.

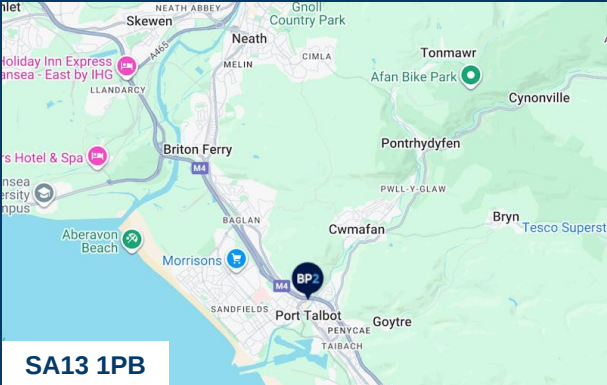
The prominent location at the periphery of the shopping centre offers excellent visibility and accessibility for A3/Leisure operators.

The Town Centre is currently benefitting from regeneration funding, this will see refurbishment of The Princess Royal Theatre, redevelopment of Port Talbot Civic Square into a multi-use community space and the redevelopment of public realm at Riverside.

Accommodation

The property can either be let as a whole, or sub-divided as 2 units. the units will be provided to a 'shell and core' finish ready for Tenant fit out.

Name	sq ft	Availability
Ground - Whole Unit	4,273	Available
Ground - Unit 1	2,260	Available
Ground - Unit 2	1,938	Available
Total	8,471	



Viewing & Further Information

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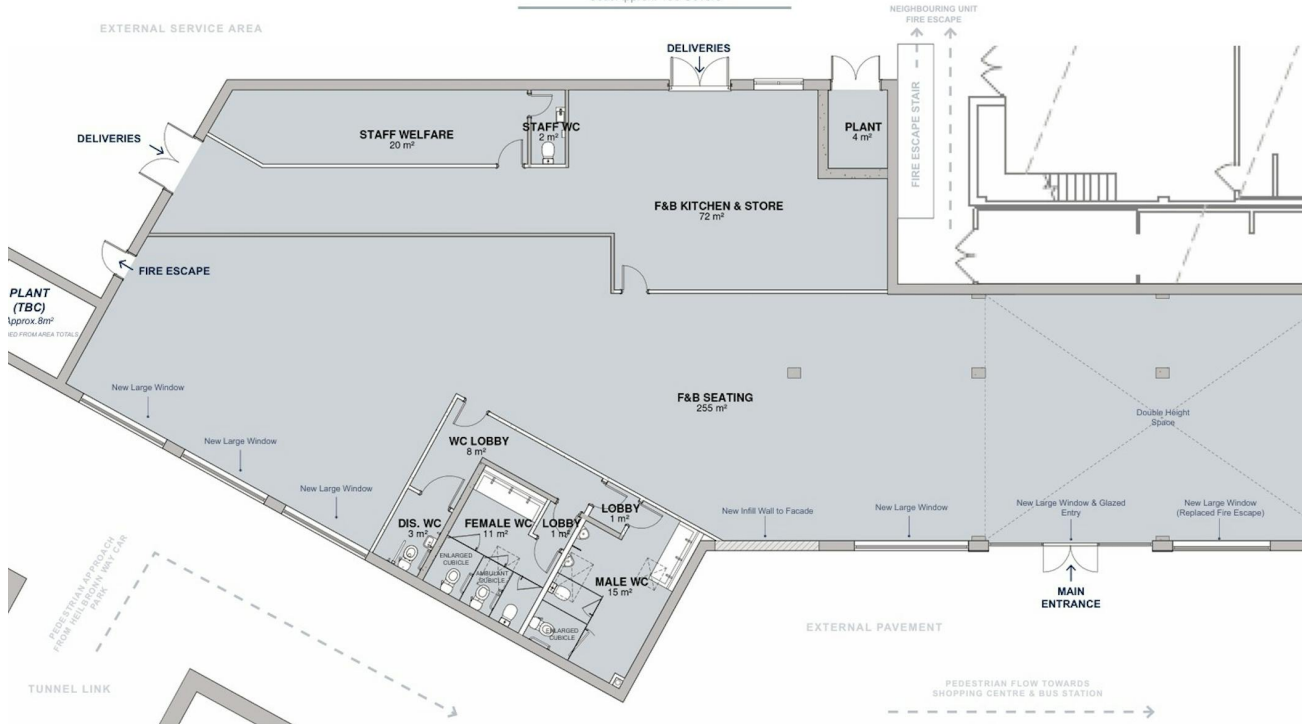
- Existing Walls
- New External Walls
- New Internal Walls

LEASED F&B UNIT, PORT TALBOT

PROPOSED PLAN - SINGLE OCCUPATION



UNIT 1
Gross Internal Area - Approx. 397m² (+4m² Plant)
Seat Approx. 160 Covers



- Existing Walls
- New External Walls
- New Internal Walls

LEASED F&B UNIT, PORT TALBOT

PROPOSED PLAN - DUAL OCCUPATION



UNIT 2
Gross Internal Area - Approx. 180m² (+3m² Plant)
Seat Approx. 64 Covers

UNIT 1
Gross Internal Area - Approx. 210m² (+4m² Plant)
Seat Approx. 80 Covers

