

Our Ref: OC JG

Chartered Surveyors

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Dear Nia

UNIT 1, NEATH TOWN CENTRE RETAIL DEVELOPMENT

Further to our discussions, I write to provide a supporting note in respect of the Loungers UK Limited change of use planning application on the above.

We began marketing the scheme in May 2022 and from an early stage received strong interest from Loungers to occupy Unit 1, the largest unit within the scheme, which adjoins the new leisure centre and gym.

Loungers was founded in 2002 to launch a neighbourhood café/bar that combines elements of a restaurant, British pub and coffee shop cultures, all with an independent vibe. They have since grown their Loungers estate in city suburbs and traditional towns centres to over 200 sites.

The concept offers all-day dining in a relaxed environment with heavy focus on the neighbourhood, with four-fifths of their customers living locally and the brands appeal on independence making it a popular destination for local workers. They are expected to provide an investment of circa £900k plus, employment (circa 30 jobs plus local contractor employment during fit out), vibrancy and vitality to the town and location.

Neath, like other towns across Wales have felt the impact of Covid-19 crisis. Even before Covid, there had been significant structural changes with the UK retail market in recent years. However, we feel that the change of use and letting to Loungers will have a hugely positive impact on the letting of the remaining retail space at the scheme and the town centre generally.

Should you require anything further, please do not hesitate to contact me.

Kind regards

Yours sincerely



OWEN CAHILL

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