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Dear Sir

RAFA CLUB – 16 LONDON ROAD, NEATH

Instructions

We have been instructed to provide a report regarding the possibility of retaining the current A3 planning Use at the property.

We are advised that HRT Neath were instructed to sell the above property on the open market to achieve the best price.

We have detailed our report and findings as set out below:-

1 Executive Summary

- The property is a wet led ex RAF services pub, situated in the Town Centre for ease of access, via public transport or a personal vehicle.
- The building requires significant refurbishment, and maintenance works to bring it up to modern standards.
- Trading figures for the pub has significantly reduced since Covid and the number of former RAF personnel located within the area. This is evidenced by the P&L and hence the reason for sale.
- The wider market for pubs, without being restricted by the personnel from a dedicated section of the forces, is deteriorating without the restriction throughout Wales and the remainder of the UK.

- The property was marketed for 12-18 months and there were no enquiries for the existing use of an A3 Public House or restaurant, without the further tie of being a member's club.

2 General Market Conditions

The recent inflationary pressure and the cost-of-living crisis has had a catastrophic impact on the general economy, mainly commercial property, through the whole of the country.

Recent data from the hospitality market suggests that there is a c15% decrease in A3 venues across the UK March 2020 and March 2025. Specifically citing a 12% decrease in pubs. Wales has suffered a greater loss than our neighbours in England and Scotland.

Whilst demand in Prime locations are still sought after, secondary/ tertiary locations, such as this, are continuing to feel the strain. The market is predicting further vacancies and failed businesses over the next 12 months, due to the availability of surplus cash as a direct result of the price increase in mains services and wholesale products.

3 Marketing

- The Property was being marketed on the main HRT website, advert in the paper, on Rightmove, etc.
- Board.
- Leaflet drop to other interested A3 users.
- All other Agents.
- The property was offered For Sale, as the Committee for the RAF was being disbanded as there were no other assets in the RAF portfolio in Wales. It was offered in June 2023.
- There were a number of enquiries, the minority was from owner occupation, but in the main from developers. Owner occupiers were low circa 3 or 4 and put off due to the restricted planning Use.

4 Existing Use

The property is currently vacant, located in a tertiary position, in a predominantly residential area.

The level of investment to bring the property up to the standards of a satisfactory Public House, would far outweigh the value of the property. It would not be a viable business proposition.

The business was a not for profit organisation and could not meet the financial commitment of the bills and staff costs.

5 Conclusion

Given the demand experienced in the lead up to the sale of the property, and the likelihood of achieving a sale to another Public House, restaurant, block of offices, with car parking to both front and rear, there was simply little or no demand.

This was epitomised by the lack of interest shown over the prolonged marketing process from June 2023 until completion on the 8th April 2025 for £180,000.

We are therefore sure that an alternative use, such as housing, in this area would be good for the town – improving footfall and fitting in with other residential units on London Road.

We trust that this is sufficient for your purpose, but should you require anything further, then please do not hesitate to get in touch with and I would be pleased to assist.

Yours faithfully



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