

TO LET

A1 RETAIL

23 Green Street, Neath, SA11 1DF



- LARGE THREE STOREY RETAIL UNIT WITHIN NEATH TOWN CENTRE
- PROMINENT CORNER POSITION WITHIN PRIME RETAIL AREA
- SALES AREA: 102.25 SQ.M (1,100.61 SQ. FT.) WITH SHOP DEPTH OF 21.31M
- TOTAL NET INTERNAL AREA: 315.48 SQ.M (3,395.82 SQ. FT.)

OFFERS IN THE REGION OF
£22,000 PA

LOCATION

Neath is a busy South Wales retailing centre situated approximately 35 miles west of Cardiff and 10 miles north-east of Swansea. The M4 Motorway (Junction 43) lies 3 miles to the south via the A474 and A465 dual carriageway.

The property is well located on the pedestrianised Wind Street in the heart of Neath town centre, some 0.3 miles east of Neath Rail Station. Other nearby occupiers close by include British Heart Foundation, Superdrug, Boots Chemists, Holland & Barrett, Vodafone, Greggs and Marks & Spencer.

DESCRIPTION

The subject premises comprises a large three storey retail unit, situated along a prominent position with a return frontage along the primary retail areas of Green Street and Queen Street in Neath town centre.

The main sales area can be accessed directly off the main pedestrianised area to the front via a standards sales display entrance, which benefits from a shop depth of approximately 21.31m. The main sales area is also supported by ancillary storage accommodation to the rear at ground floor level. Ancillary accommodation is also available over the upper floors, which briefly comprises various storage areas, a private office, staff kitchen and w.c. facilities.

ACCOMMODATION

The subject premises affords the approximate dimensions and areas.

GROUND FLOOR

Sales:	102.25 sq.m	(1,549.26 sq. ft.)
Sales (ITZA):	57.17 sq.m	(615.37 sq. ft.)
Shop Depth:	21.31m (69'10")	
Net Frontage:	5.19m (17'0")	
Ancillary:	9.34 sq.m	(100.53 sq. ft.)
<i>comprising store room.</i>		

FIRST FLOOR

Net Internal Area:	98.67 sq.m	(1,062.08 sq. ft.)
<i>which briefly comprises the following.</i>		
Office Room:	2.12m x 2.80m	
Staff Kitchen:	2.10m x 2.20m	
Ladies and Gents W.C. Facilities		
Store 1:	5.37m x 10.28m	
Store 2:	5.22m x 9.45m	
<i>with stairs to second floor.</i>		

SECOND FLOOR

Net Internal Area:	105.22 sq.m	(1,132.58 sq. ft.)
Store 3:	5.35m x 12.41m	
Store 4:	3.56m x 4.15m	
Store 5:	2.65m x 5.20m	
Store 6:	2.59m x 3.97m	

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2023): £20,750

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2023/24 the multiplier will be 0.535.

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).

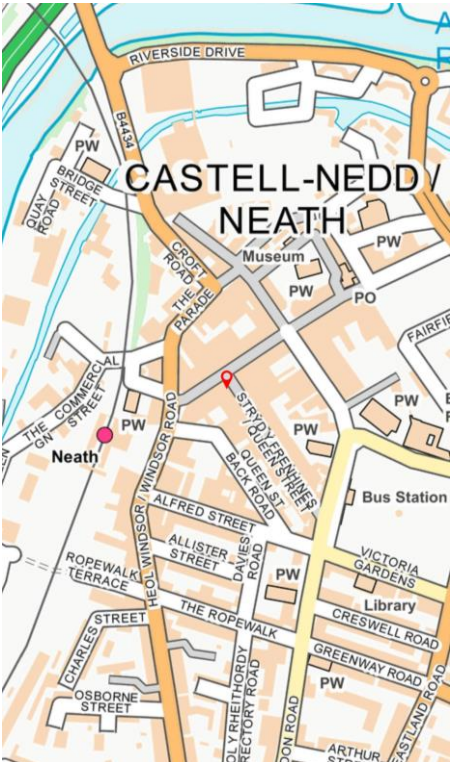
VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net



23 Green Street, Neath, SA11 1DF



Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

Astleys is the licensed trading name of Astleys Samuel Leeder which is a limited liability partnership registered in England and Wales. Our registered office is at Raglan House, Charter Court, Phoenix Way, Enterprise Park, Swansea, SA7 9DD. Tel: 01792 479 850. Email: commercial@astleys.net. Website: www.astleys.net.

23 Green Street, Neath, SA11 1DF



Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

Astleys is the licensed trading name of Astleys Samuel Leeder which is a limited liability partnership registered in England and Wales. Our registered office is at Raglan House, Charter Court, Phoenix Way, Enterprise Park, Swansea, SA7 9DD. Tel: 01792 479 850. Email: commercial@astleys.net. Website: www.astleys.net.