

FOR SALE
DENTAL PRACTICE & OFFICES (D1 & B1)

United Dental, Arthur Street, Neath,
SA11 1HP



- DUE TO RELOCATION
- TWO STOREY COMMERCIAL UNIT PREVIOUSLY OCCUPIED FOR USE AS A DENTAL PRACTICE (D1 USE CLASS)
- NET INTERNAL AREA: 135.12 SQ.M (1,454.43 SQ. FT.)
- REFURBISHED TO A GOOD QUALITY SPECIFICATION THROUGHOUT
- POTENTIAL FOR REDEVELOPMENT (SUBJECT TO PLANNING)
- ESTABLISHED TOWN CENTRE LOCATION

OFFERS IN THE REGION OF
£165,000

LOCATION

The property is situated centrally within Neath Town Centre, situated directly off the main highway to the front over Arthur Street, which is within the immediate proximity to one of the main thoroughfares that links the Town Centre to its surrounds (London Road).

The immediate vicinity is an area of densely populated residential housing supported by a number of tertiary commercial units.

The property has a good range of facilities and amenities. Neath benefits from a large bus station, as well as main line railway station.

The property is located approximately 2.5 miles away from the nearest M4 motorway junction (junction 43).

DESCRIPTION

The subject property comprises a detached two storey commercial building, previously occupied for use as a place of worship, which has since been converted to comprise administration offices, occupied by an independent dental practice.

Internally, the subject premises appears to have been subdivided in part to comprise an entrance foyer and reception area, together with 5 no. office rooms, which are supported by disabled w.c. facilities arranged over the ground floor, together with a private office room, a larger meeting room, additional w.c. facilities and a staff kitchen over the first floor.

We further advise that the property has been refurbished to a good quality specification, comprising a fully integrated fire alarm system and intruder alarm, carpeted flooring, suspended ceilings with CAT II modular lighting, etc.

The property is ideally located for its intended use but also offers potential for conversion to a range of alternative uses (subject to the necessary statutory consents).

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: 83.18 sq.m (895.37 sq. ft.)

Entrance Foyer: 2.20m x 4.60m
with door to.

Reception Area: 3.75m (max) x 4.39m (max)
with stairs to first floor, doors to.

Office 1: 3.96m x 4.12m
with door to.

Office 2 (front): 3.96m x 2.12m

Office 3: 3.86m (max) x 6.26m (max)
with door to.

Office 4 (front): 4.21m x 1.80m

Office 5 (rear): 4.50m x 2.16m

Disabled W.C. Facilities

FIRST FLOOR

Net Internal Area: 51.94 sq.m (559.08 sq. ft.)

Waiting Area: 2.50m x 2.69m
with doors to.

Staff W.C. Facilities

Private Office: 3.61m x 4.09m

Board Room: 6.80m x 3.52m

Staff Kitchen: 3.02m x 3.59m

RATES

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

Rateable Value (2023): £11,500

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2024/25 the multiplier will be 0.562.

Rates relief for small business with a rateable value up to £6000 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 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 (where applicable).

TERMS & TENURE

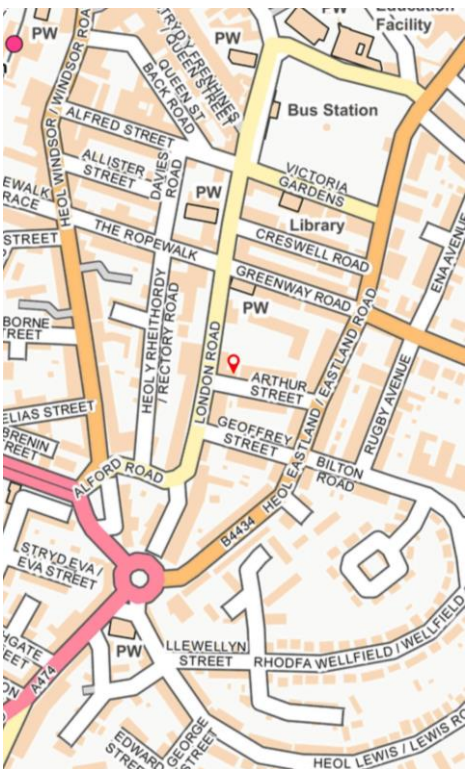
The subject premises is available Freehold with vacant possession.

VIEWING

By appointment with Sole Agents:

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

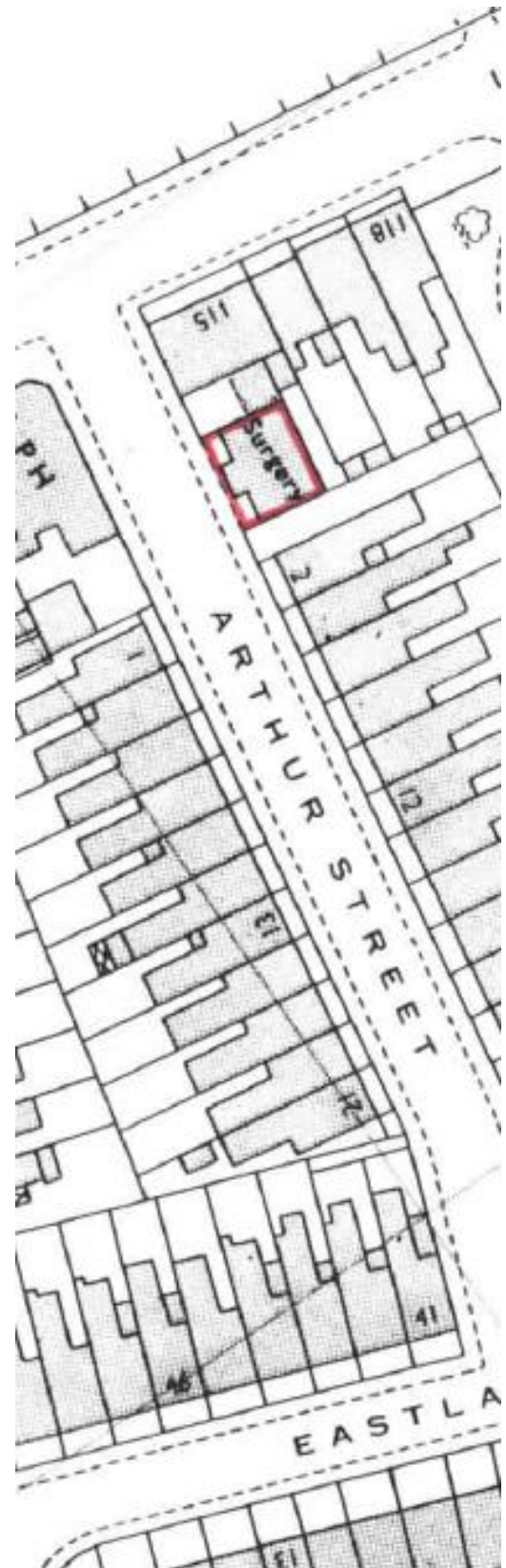
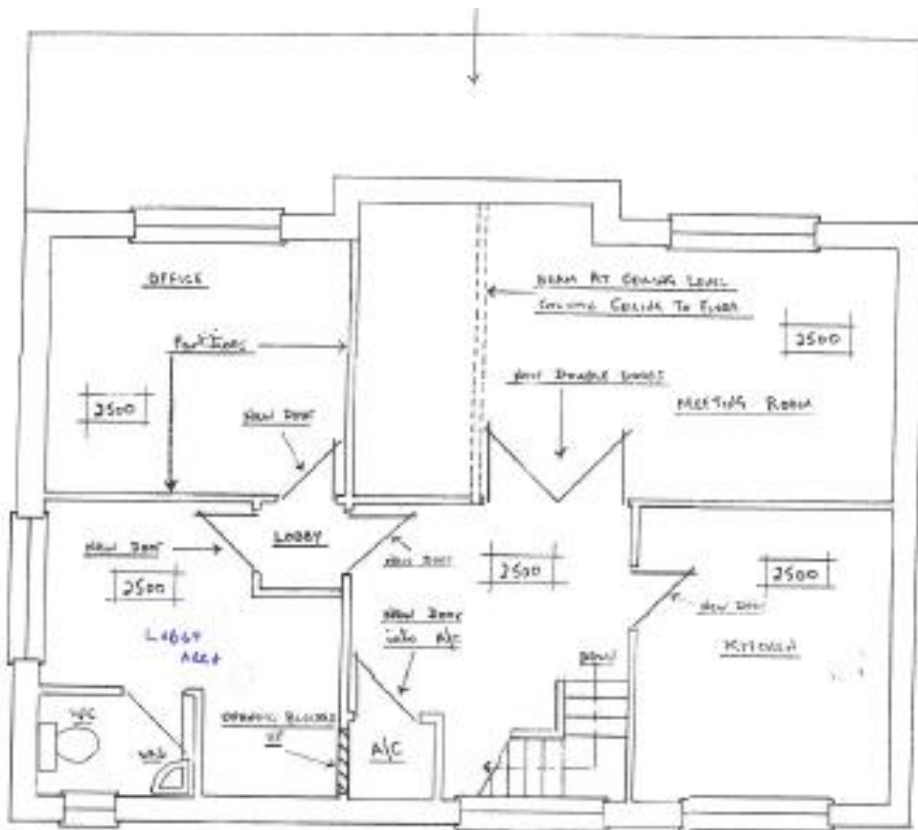
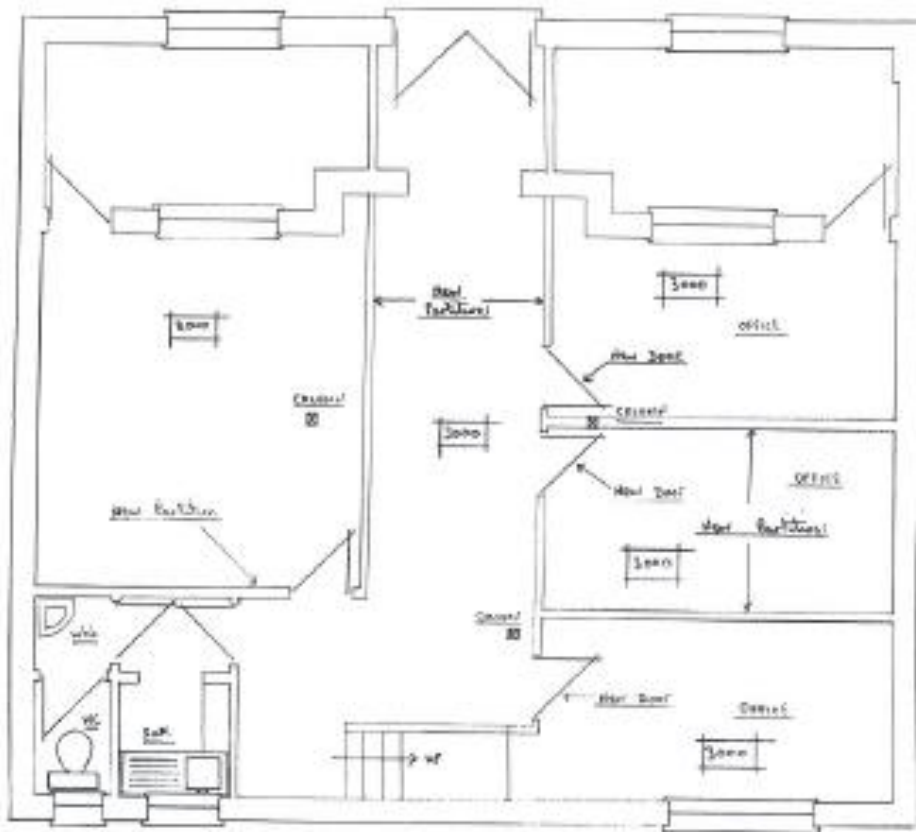
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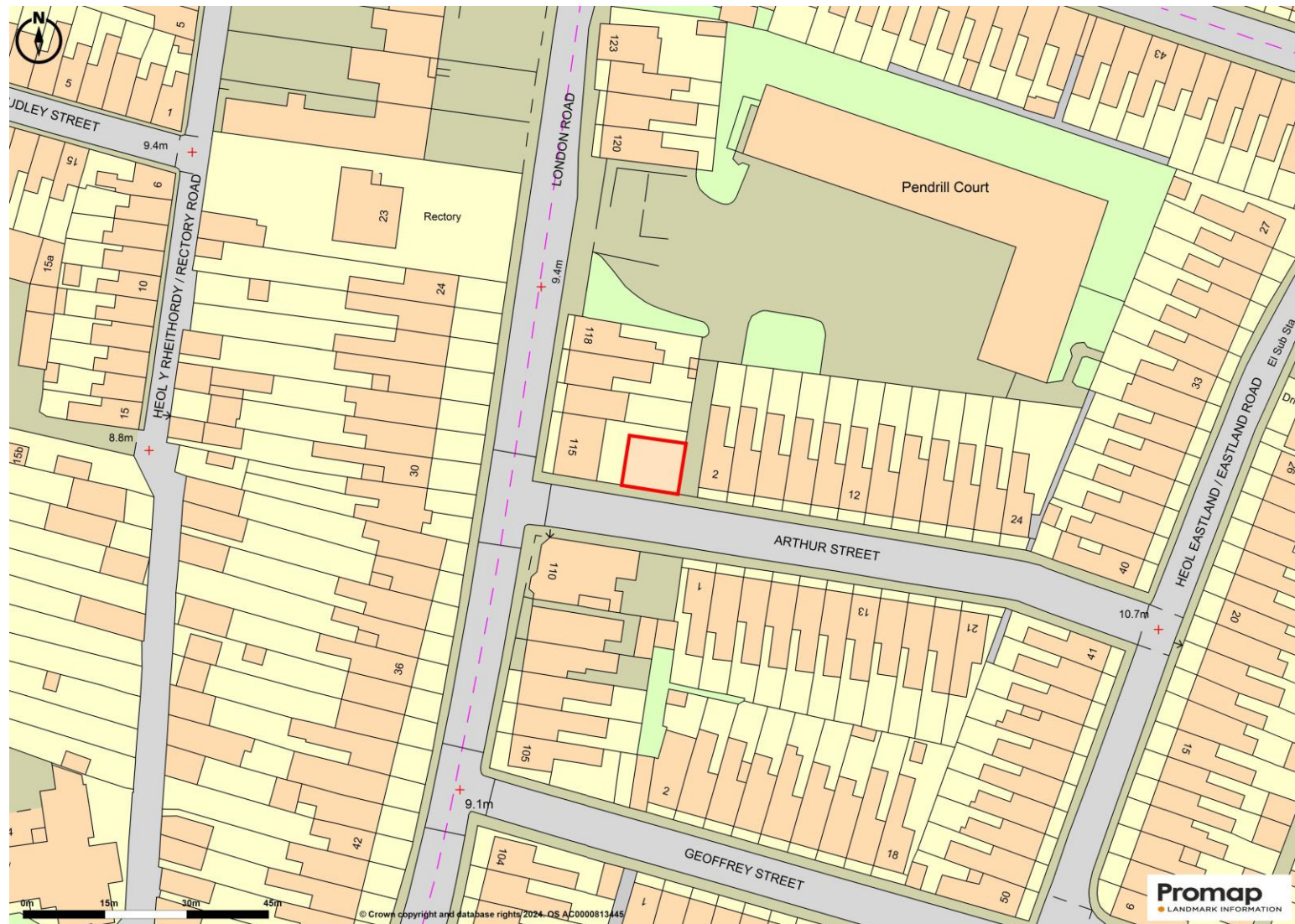
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