

TO LET

RETAIL/ OFFICE UNIT (A1/A2)

11 Windsor Road, Neath, SA11
1NA



- SELF-CONTAINED GROUND FLOOR RETAIL/ OFFICE UNIT
- NET INTERNAL AREA: 35.72 SQ.M (384.56 SQ. FT.)
- ESTABLISHED TOWN CENTRE LOCATION
- SITUATED ALONG A PROMINENT MAIN ROAD POSITION

OFFERS IN THE REGION OF
£7,950 PA

LOCATION

The premises is located along a prominent main road position fronting Windsor Road within Neath Town Centre. The property is also located along the periphery of the primary retail area within the town.

Neath is a market town and community situated in the Neath Port Talbot County Borough. The town had a population of 50,658 in 2011, which also includes an immediate parish catchment population of 19,258.

Good lines of communications are provided from J43 of the M4 Motorway, via the A485 Heads of the Valley road, dual carriageway.

DESCRIPTION

The subject property comprises a self-contained ground floor retail/ office unit, which was previously occupied for use as professional offices (A2 Use Class).

Internally, the subject premises accommodates the main sales area, which can be accessed directly off the main pedestrian walkway to the front via a standard sales display entrance, benefitting from a net frontage of 4.54m (14'10").

The main sales area is also supported by additional w.c. facilities to the rear.

ACCOMMODATION

The subject premises affords the approximate dimensions and areas.

GROUND FLOOR

Sales Area: 35.72 sq.m (384.56 sq. ft.)

Shop Depth: 9.28m (30'5")

Net Frontage: 4.54m (14'10")

Sales (ITZA): 32.61 sq.m (351.01 sq. ft.)

W.C. Facilities

RATES

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

Rateable Value (2023): £3,800

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.

Rates relief for small businesses in Wales will apply up to 31st March 2024. Rates relief for small business with a rateable value up to £6,000 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

Please be advised that a figures quoted are exclusive of VAT (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).

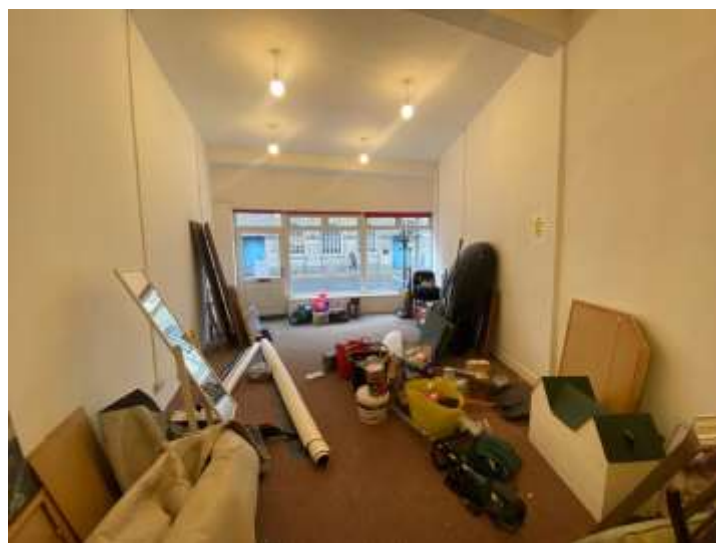
VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net



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