

FOR SALE

RETAIL

33 Queen Street, Neath, SA11 1DN



- PROMINENT FREEHOLD RETAIL PREMISES IN A PRIME TOWN CENTRE LOCATION
- APPROXIMATELY 167.38 SQ.M (1,801.67 SQ. FT.) ARRANGED OVER FOUR FLOORS
- SUITABLE FOR OWNER OCCUPATION, INVESTMENT OR POTENTIAL REDEVELOPMENT (STP)
- EXCELLENT FRONTAGE ONTO NEATH'S BUSY PEDESTRIANISED HIGH STREET ADJACENT TO NATIONAL RETAILERS

OFFERS IN THE REGION OF
£130,000

LOCATION

33 Queen Street occupies a prime position along Neath's principal pedestrianised shopping thoroughfare, forming part of the town's established retail core. The property benefits from an excellent frontage onto Queen Street and is situated amongst a strong mix of national multiple retailers, recognised high street brands and well-established independent businesses.

Neighbouring occupiers include Sports Direct, Halifax and a variety of cafés, retailers and professional services. The property is also conveniently positioned within a short walking distance of Neath Bus Station, Neath Railway Station and several public car parks, providing excellent accessibility for customers and staff alike.

Neath is a well-established market town serving a wide catchment across Neath Port Talbot and the surrounding valleys. The town enjoys excellent road communications via the nearby A465 Heads of the Valleys Road and Junctions 43 and 44 of the M4 Motorway, providing direct links to Swansea, Cardiff and the wider South Wales region.

DESCRIPTION

The subject premises comprises a mid-terraced commercial building, measuring approximately **167.38 sq.m (1,801.67 sq. ft.)** in total, which occupies a prominent position along Queen Street, one of the town's principal pedestrianised retail thoroughfares within Neath town centre.

The property benefits from good visibility and frontage onto a busy retail pitch, adjoining established national and local occupiers including Sports Direct and nearby independent retailers and service businesses. The surrounding area experiences consistent pedestrian footfall and provides convenient access to the wider town centre amenities and public transport links.

The property comprises a self-contained retail unit at ground floor level together with ancillary accommodation arranged over the upper floors and attic/storage areas. Externally, the premises presents a modernised shop front with large display windows and recessed entrance directly onto Queen Street.

Internally, the ground floor provides predominantly open-plan retail sales accommodation with good display frontage and suspended ceiling incorporating recessed LED lighting. Towards the rear is ancillary storage together with kitchenette/staff facilities and access to the upper floors via an internal staircase. The retail accommodation appears fitted out to a reasonable basic standard suitable for continued retail use, subject to refurbishment and tenant fit-out requirements.

The first floor provides a combination of ancillary storage and office-style accommodation, including a larger open-plan room and smaller partitioned rooms to the front elevation overlooking Queen Street. The accommodation is basic in finish but offers flexibility for storage, office or ancillary use. At second floor/attic level there is additional storage accommodation situated within the roof void space, with restricted headroom in parts.

ACCOMMODATION

The property provides the following approximate areas:

Ground Floor		
Sales Area	52.07 sq.m	560.48 sq. ft.
Ancillary	13.94 sq.m	150.05 sq. ft.
First Floor		
Ancillary Storage/ Office	55.61 sq.m	598.58 sq. ft.

Second Floor		
Ancillary Storage/ Office	28.46 sq.m	306.38 sq. ft.
Attic		
Ancillary Storage	17.30 sq.m	186.22 sq. ft.

RATES

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

Rateable Value (2026): £9,600

From 1st April 2026, there are three multipliers which may apply to a property in Wales. The provisional multipliers announced for 2026-27 are as follows.

- A retail multiplier of 0.350, applicable to small to medium sized retail shops with a rateable value below £51,000.
- A standard multiplier of 0.502, applicable to most other properties.
- A higher multiplier of 0.515, applicable to properties with a rateable value above £100,000.

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.

Rates relief for small business in Wales 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.

VAT

Please be advised that all figures quoted are exclusive of VAT (if applicable).

TERMS & TENURE

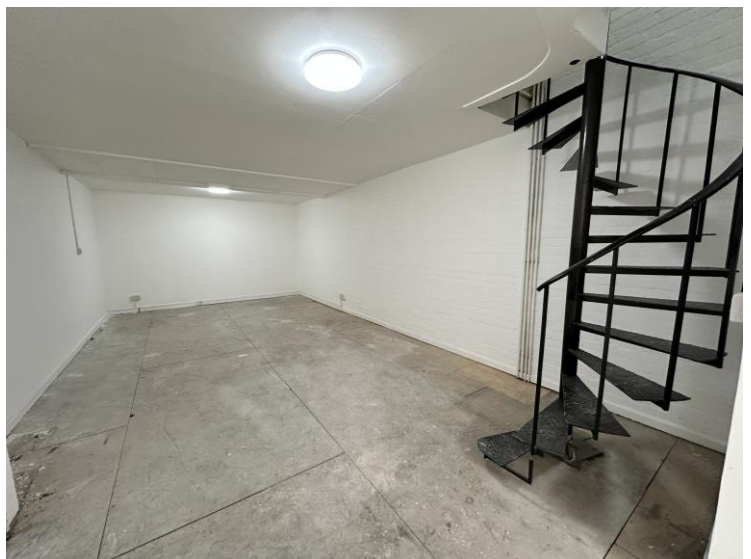
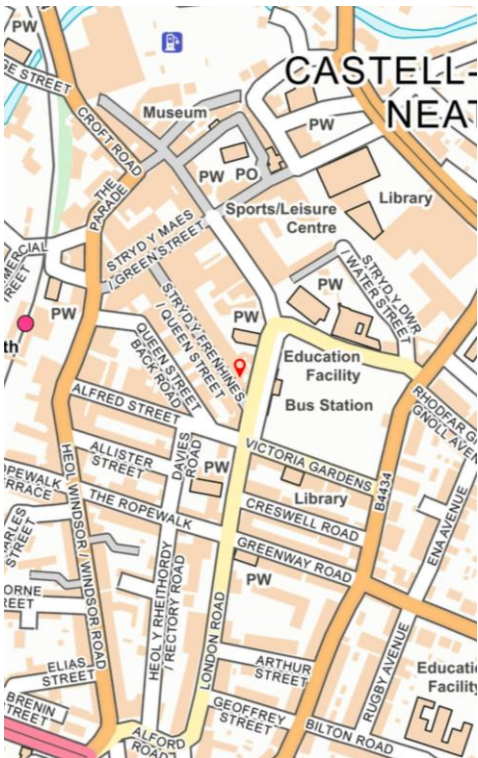
The subject premises is available Freehold to be sold with vacant possession.

VIEWING

By appointment with Sole Agents:

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

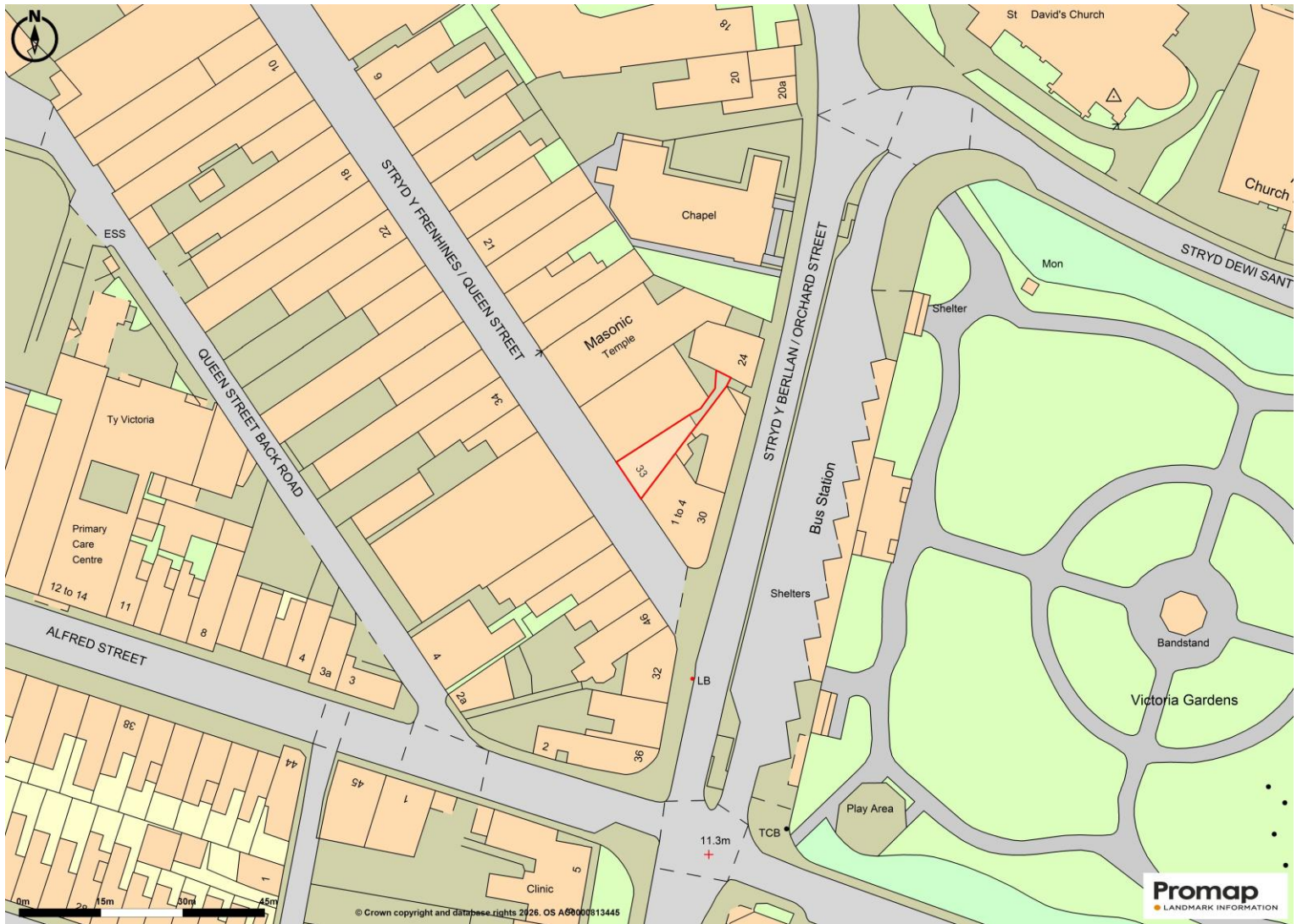
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