

# FOR SALE

A1/A2 RETAIL

213 NEW ROAD, SKEWEN, NEATH, SA10 6EW



- TWO STOREY RETAIL/ OFFICE UNIT WITH POTENTIAL FOR SUB-DIVISION
- 90.70 SQ.M (976.29 SQ. FT.)
- PROMINENT CORNER POSITION ALONG ESTABLISHED PARADE
- PARKING TO REAR (2 SPACES)

OFFERS IN THE REGION OF  
**£135,000**

# 213 NEW ROAD, SKEWEN, NEATH, SA10 6EW

## LOCATION

The premises is situated along New Road, which is considered to be the main retail location within Skewen, which is a popular village approximately 2 miles to the west of Neath town centre.

Skewen affords good lines of communication via the main A465, A4230 and the M4 Motorway (J44), which is 1 mile from the subject premises.

## DESCRIPTION

The subject property comprises a two-storey, end terraced, commercial premises previously occupied for use as a hair salon, comprising a ground floor retail unit, which is supported by a small staff kitchen, w.c. facilities and store area to the rear.

The first floor accommodation, which can also be accessed independently to the rear, comprises an open plan office area, which has been subdivided in part to accommodate a private office room. Additional shower facilities are also available to the rear, comprising a shower enclosure, sink drainer and w.c.

Designated parking for approximately 2 vehicles is also available to the rear, which can be accessed directly off High Street over the side elevation.

We further advise that the subject premises has the potential to be subdivided to accommodate a mixed use property, comprising a self-contained flat arrange over the first floor (subject to the necessary statutory consents).

## ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

### GROUND FLOOR

**Net Internal Area (NIA):** 47.10 sq.m (506.99 sq. ft.)

Sales: 39.43 sq.m (424.42 sq. ft.)

*accessed off the entrance foyer to the front via a number of concrete steps.*

Shop Depth: 7.07 m (23'3")

Internal Width: 5.43m (17'10")

Staff Kitchen: 3.17 sq.m (34.12 sq. ft.)

*with base unit/sink drainer.*

W.C. Facilities

Rear Foyer/ Store 4.50 sq.m (48.43 sq. ft.)

*which can also accessed externally off the rear parking area, with stairs to first floor.*

### FIRST FLOOR

**NIA/ IPMS 3 - Office:** 43.60 sq.m (469.33 sq. ft.)

Main Office Area: 5.78m x 7.02m

*with door to.*

Private Office: 2.64m x 3.07m

Walkthrough Store 2.06m x 2.20m

*with stairs to ground floor and door to.*

Shower Room

*with shower enclosure, w.c. and base unit with sink drainer.*

### EXTERNALLY

The subject premises also affords an open parking area to the rear, which can be accessed directly off the main highway to the side elevation, providing designated parking for 2 vehicles.

## RATES

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

### Rateable Value (2017)

**Ground Floor: £4,900**

**First Floor: £3,100**

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2020-21 the multiplier will be 0.535.

Rates relief for small businesses in Wales will apply up to 31st March 2021. 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](http://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

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](mailto:commercial@astleys.net)**





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