

FOR SALE

A3 RETAIL

Former Ritz Fish Bar, Station Road,
Skewen, Neath, SA10 6HF



- HOT FOOD TAKEAWAY
- DOUBLE FRONTED UNIT
- ESTABLISHED RESIDENTIAL CATCHMENT AREA
- NOT PERMITTED FOR USE AS A FISH & CHIP SHOP
(ALTERNATIVE A3 USES ACCEPTABLE)

OFFERS IN THE REGION OF
£99,950

Former Ritz Fish Bar, Station Road, Skewen, Neath, West Glamorgan, SA10 6HF

LOCATION

The subject premises is located along station Road within the area of Skewen, which is a popular village within the County Borough of Neath Port Talbot.

Skewen provides for a mixture of commercial properties such as general retailing, takeaways and public house facilities supported by densely populated residential housing.

The immediate area provides good lines of communication via the main A4230 and the M4 Motorway (J43-44).

DESCRIPTION

The subject premises comprises a double fronted commercial unit, which was previously occupied for use as a fish and chip shop.

The majority of the accommodation is arranged over the ground floor with the exception of two small basement areas, which can be accessed off the ancillary accommodation to the rear. The premises has also been extended further to the rear to accommodate an additional preparation area, kitchen and store room (which is plumbed for use as a wash area).

The main sales area also benefits from roller shutter security doors to the front elevation.

The premises is currently unequipped but is ideally located for its intended use as a takeaway.

*** Please be advised that there will be a covenant implemented to restrict its use as a fish and chip shop. Alternatively A3 uses will be permitted ***

ACCOMMODATION

The property provides the following approximate dimensions and areas:

GROUND FLOOR

Sales Area: 44.95 sq.m (483.90 sq. ft.)

Shop Depth: 5.64m (18'6")

Internal Width: 8.70m (28'8")

Ancillary: 42.99 sq.m (462.74 sq. ft.)

Preparation Area: 4.23m x 3.10m
with stairs to basement.

Kitchen: 3.90m x 4.64m
with stairs to basement, external door to side elevation and door to.

Store Room: 3.50m x 4.74m
plumbing for wash area, external door to side elevation.

BASEMENT

Storage 6.41 sq.m (69.03 sq. ft.)
comprising two storage areas and staff w.c. facilities.

RATES

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

Rateable Value (2017): £4,700

From April 2018 the Welsh Government will set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2019-20 the multiplier will be 0.526.

Rates relief for small businesses in Wales will apply up to 31st March 2019. 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 therefore advise that the subject premises could be eligible for 100% rates relief.

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

The subject premises is available Freehold with vacant possession, which will be subject to a restrictive covenant not to permit its use as a fish & chip shop. All other A3 uses will be acceptable.

Viewings

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net



Energy Performance Certificate HM Government
Non-Domestic Building

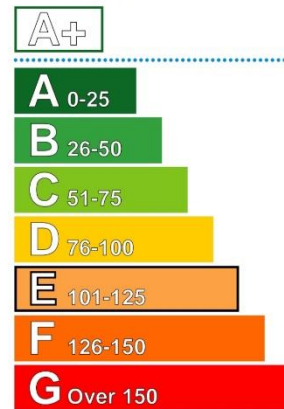
Ritz Fish Bar
Station Road
Skewen
NEATH
SA10 6HF

Certificate Reference Number:
9920-9982-0339-6150-6004

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



104 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 104
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 180.59

Benchmarks

Buildings similar to this one could have ratings as follows:
37 If newly built
99 If typical of the existing stock