

FOR SALE

A1 RETAIL

9-11 Green Street, Neath, SA11 1DR



- A TWO STOREY DOUBLE FRONTED RETAIL UNIT WITHIN NEATH TOWN CENTRE
- PROMINENT POSITION WITHIN PRIME RETAIL AREA
- SALES AREA: 43.32 SQ.M (466.29 SQ. FT.) WITH SHOP DEPTH OF 6.76M
- TOTAL NET INTERNAL AREA: 102.60 SQ.M (1,104.38 SQ. FT.)

OFFERS IN THE REGION OF
£125,000

LOCATION

Neath is a busy South Wales retailing centre situated approximately 35 miles west of Cardiff and 10 miles north-east of Swansea. The M4 Motorway (Junction 43) lies 3 miles to the south via the A474 and A465 dual carriageway.

The property is well located on the pedestrianised Wind Street in the heart of Neath town centre, some 0.3 miles east of Neath Rail Station. Other nearby occupiers close by include British Heart Foundation, Superdrug, Boots Chemists, Holland & Barrett, Vodafone and Greggs.

DESCRIPTION

The subject premises comprises a two storey double fronted retail unit, situated along a prominent position with a return frontage along the primary retail areas of Green Street and Queen Street in Neath town centre.

The main sales area can be accessed directly off the main pedestrianised area to the front via two separate sales display entrance windows, which benefit from a shop depth of approximately 6.76m. The main sales area is also supported by ancillary storage accommodation to the rear at ground floor level, comprising a small storage area and staff w.c. facilities.

Ancillary accommodation is also available over the upper floor, which briefly comprises various storage areas and staff kitchen facilities.

ACCOMMODATION

The subject premises affords the approximate dimensions and areas.

GROUND FLOOR

Sales:	43.32 sq.m	(466.29 sq. ft.)
Sales (ITZA):	42.32 sq.m	(455.53 sq. ft.)
Shop Depth:	6.76m (22'2")	
Net Frontage:	6.36m (20'10")	
Ancillary:	16.71 sq.m	(179.86 sq. ft.)
<i>which briefly comprises the following.</i>		
Store Area:	2.64m x 7.74m (max)	
Staff W.C. Facilities		

FIRST FLOOR

Net Internal Area:	42.57 sq.m	(458.22 sq. ft.)
<i>which briefly comprises the following.</i>		
Landing		
<i>with access to.</i>		
Store Cupboard:	1.82m x 2.78m	
Staff Area:	3.51m x 4.01m	
<i>with access to.</i>		
Staff Kitchen:	3.65m x 6.71m	

RATES

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

Rateable Value (2023): £12,750

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2025/26 the multiplier will be 0.568.

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.

VIEWING

By appointment with Sole Agents:

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

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