

# TO LET

RETAIL UNIT (A1) WITH 2 BED FLAT

48 Gnoll Park Road, Neath, SA11 3DB



- TWO STOREY BUILDING COMPRISING GROUND FLOOR RETAIL UNIT WITH 2 BED FLAT
- PROMINENT CORNER POSITION ALONG A BUSY THOROUGHFARE (B4434)
- WITHIN CLOSE PROXIMITY TO PRIME RETAIL AREA OF NEATH TOWN CENTRE
- DESIGNATED PARKING TO FRONT FOR MIN OF 1-2 VEHICLES

OFFERS IN THE REGION OF  
**£17,950 PA**

## LOCATION

The subject premises is situated directly off Gnoll Park Road to the edge of Neath town centre, along a prominent main road position fronting the main intersection along the main B4434.

Established occupiers within a short walking distance to the subject premises include various retailers such as Boots, WH Smith, Iceland, Greggs and Holland & Barrett, which are located along the pedestrianised area of Wind Street (approximately 240 metres away).

We further advise that the recently developed £13-million regeneration scheme is also located within the immediate vicinity, which has been granted planning permission for various cafes, restaurants and shops and up to 15 residential units over the upper floors. The Gnoll Rugby Ground (home to Neath RFC) is also located directly opposite the subject premises, which benefits from large number of visitors during specific corporate and match day events.

Neath affords a population of approximately 45,500, which is a busy retailing centre within South Wales. Neath is situated approximately 35 miles west of Cardiff and 10 miles north-east of Swansea. The M4 Motorway (J43) lies 3 miles to the south via the A474 and A465 dual carriageway.

## DESCRIPTION

The subject premises comprises a two-storey, mixed use, end terraced unit, previously occupied for use as a convenience store with self-contained residential accommodation, located along a prominent corner position and fronting a busy thoroughfare along the edge of Neath town centre.

Internally, the subject premises accommodates a ground floor retail unit, comprising the main sales area to the front with a shop depth of approximately 8.56m. The main sales area, which can also be accessed over the main elevation to the front via a standard sales display window, is also supported by ancillary accommodation to the rear comprising a store room, staff kitchen and additional w.c facilities, accessed externally to the rear. A small enclosed courtyard also forms part of the ground floor retail unit.

The remaining accommodation, which can also be accessed independently over the front elevation, comprises a self-contained residential flat with two bedrooms, one reception area (sub-divided into two rooms), bathroom and kitchen.

Designated parking facilities for a minimum of 1-2 vehicles are also available to the front over an open yard area, which can be accessed directly off the main highway (Gnoll Park Road) to the southeast.

## ACCOMMODATION

The subject premises affords the approximate dimensions and areas.

### GROUND FLOOR

<b>Net Internal Area:</b>	<b>59.16 sq.m</b>	<b>(636.79 sq. ft.)</b>
Sales Area:	37.74 sq.m	(406.23 sq. ft.)
Shop Depth:	8.56m (28'1")	
Net Frontage:	4.41m (14'5")	
Ancillary:	21.43 sq.m	(230.67 sq. ft.)
<i>which briefly comprises the following.</i>		
Store Cupboard:	0.80m x 0.70m	

Store Area: 3.51m x 3.83m  
*with door to rear courtyard, door to.*

Staff Kitchen: 2.62m x 2.46m

W.C. Facilities  
*accessed externally of the rear courtyard.*

Store Area: 0.90m x 1.10m  
*accessed externally of the rear courtyard.*

### FIRST FLOOR

**Gross Internal Area: 72.35 sq.m (778.87 sq. ft.)**

Landing  
*accessed off the ground floor entrance from to the front, with doors to.*

Lounge: 5.42m x 4.07m

Bathroom  
*fitted with a three piece suite comprising bath, w.c. and wash hand basin.*

Kitchen: 3.63m x 2.46m

Bedroom 1 (rear): 3.51m x 3.51m (max)

Bedroom 2: 2.63m x 3.86m

## RATES

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

**Rateable Value (2023): £4,750**

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 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.

The residential accommodation is rated separately, which has a **Council Tax Band of A**.

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

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



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