

TO LET

OFFICE/ STUDIO (B1/D2)

FIRST, SECOND AND THIRD FLOORS, 5 WIND
STREET, NEATH, SA11 3EG



- FORMER DANCE STUDIO/ OFFICES
- 197.03 SQ.M (2120.72 SQ. FT.)
- ARRANGED OVER UPPER FLOORS
- TOWN CENTRE LOCATION

OFFERS IN THE REGION OF
£9,500 PA

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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, O2, and Marks & Spencer.

DESCRIPTION

The subject premises comprises a former dance studio arranged over the upper floors, which can be accessed directly off the main pedestrianised walkway to the front. We further advise that the property was also previously occupied for use as offices.

The premises provides a mixture of open plan and cellular rooms within ease of access to the prime retail area of Neath town centre.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

Net Internal Area: 197.02 sq.m (2120.72 sq. ft.)

FIRST FLOOR

Open Plan Office Area: 87.59 sq.m (942.83 sq. ft.)

SECOND FLOOR

Office 1: 19.89 sq.m (214.10 sq. ft.)

Office 2: 9.03 sq.m (97.20 sq. ft.)

Office 3: 7.20 sq.m (77.50 sq. ft.)

W.C Facilities

THIRD FLOOR

Office Space: 73.31 sq.m (789.12 sq. ft.)

RATES

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

Rateable Value (2017): £4,000

From April 2018 the Welsh Government will 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 2020. 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

VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (where 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).

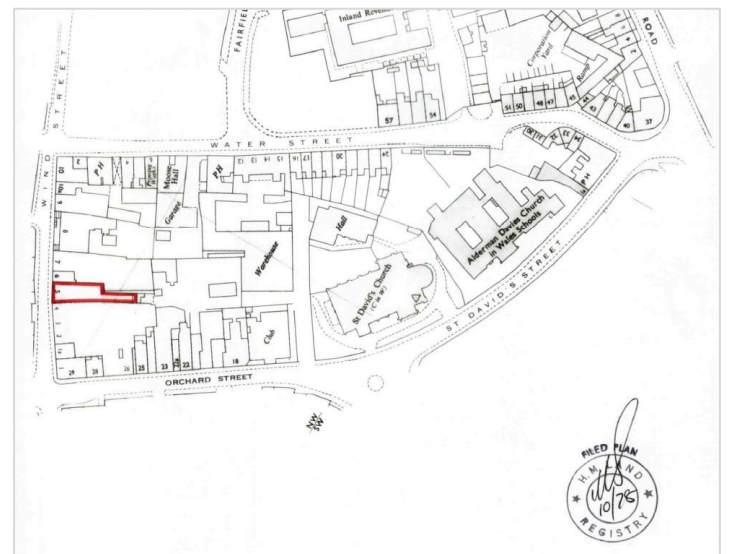
VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net



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