

TO LET

RETAIL

10 Angel Street, Neath, SA11 1RS



- TWO STOREY RETAIL UNIT
- SALES - 33.31 SQ.M (337.02 SQ. FT.)
- PRIME RETAIL TOWN CENTRE LOCATION
- ESTABLISHED FOOTFALL WITHIN PEDESTRIANISED AREA

OFFERS IN THE REGION OF
£115,000 OR £10,500 PA

10 Angel Street, Neath, SA11 1RS

LOCATION

The subject premises is situated along Angel Street within Neath town centre. Angel Street is situated within a busy town centre location, whereby the subject premises is situated within a short walking distance to Morrisons Supermarket car parking, which affords a busy footfall.

Neath is an established business location and retail centre, which accommodates a number of national retailers. Occupiers within the immediate vicinity include Cash Generator, RSPCA, Ramsdens and Morrisons Supermarket, which is located approximately 50 metres to the north.

DESCRIPTION

The premises comprises a two storey retail unit situated within a prime retail location along the pedestrianised area within Neath town centre.

The property accommodates a ground floor sales area with ancillary accommodation to the rear, including w.c. facilities.

The first floor also comprises ancillary commercial accommodation, which can be accessed internally off the main sales area.

ACCOMMODATION

The property provides the following approximate dimensions and areas:

GROUND FLOOR:

Sales Area: 31.31 sq. m (337.09 sq. ft.)

Internal Width: 4.47m (14'8")

Shop Depth: 6.45m (21'3")

Reception Room: 2.19m x 3.78m

W.C. Facilities

FIRST FLOOR:

Ancillary: 31.00 sq. m (333.68 sq. ft.)

Landing/ Waiting Area: 4.43m x 2.67m

Treatment Room 1: 6.65m x 2.38m

Treatment Room 2: 2.35m x 2.04m

RATES

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

Rateable Value (2017): £7,200

From April 2019 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 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 (if applicable).

Terms & Tenure

The subject property is available Freehold with vacant possession.

Alternatively, our client's interest is available by the way of a new effective Full Repairing and Insuring Lease (under terms to be negotiated).

Viewings

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net



