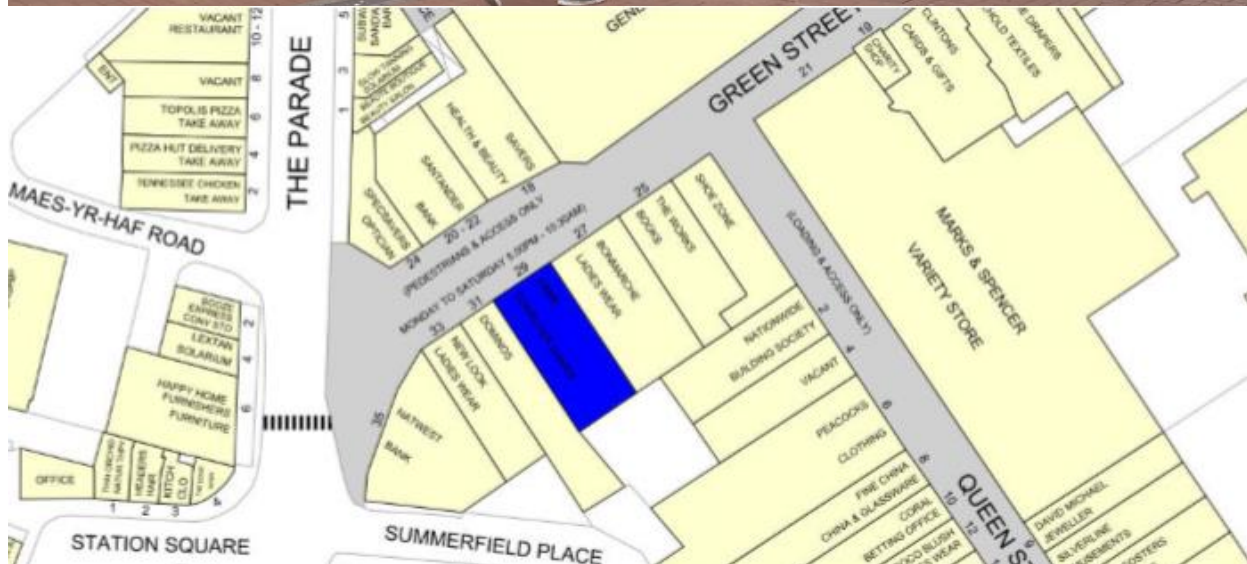


TO LET

RETAIL

29 Green Street, Neath, West
Glamorgan, SA11 1DF



- NEATH TOWN CENTRE
- PRIME RETAIL LOCATION
- WITHIN THE MAIN PEDESTRIANISED AREA

OFFERS IN THE REGION OF
£25,000 PA

29 Green Street, Neath, West Glamorgan, SA11 1DF

LOCATION

The property is situated within Neath Town Centre along a pedestrianised street. The premises is located amongst recognised national companies including Marks and Spencer and Savers.

DESCRIPTION

The subject premises comprises a ground floor retail unit, measuring approximately 169.15 sq.m (1,820.73 sq. ft.), with ancillary accommodation arranged over the first floor.

ACCOMMODATION

The property provides the following approximate dimensions and areas:

GROUND FLOOR

Sales Area:	158 sq.m	(1,700 sq. ft.)
Shop Depth:	17.38 m	(57 ft)
Internal Width:	9.45m	(31 ft)
Ancillary:	11.15 sq.m	(120 sq.ft)

FIRST FLOOR

Ancillary:	165.52 sq.m	(1,780 sq.ft)
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RATES

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

Rateable Value (2017): £31,500

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.

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

We have been informed that VAT is applicable to this transaction. All figures quoted are exclusive of VAT.

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).

Viewings

By appointment with Joint Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net