

# TO LET RETAIL

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



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





## 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)

### 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

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