

RETAIL OPPORTUNITY

**Unit 3, 16 Old Market Street,
Neath,
SA11 3NA
TO LET**

LOCATION

Neath is a historical market town situated in the district area of Neath Port Talbot with a population of approximately 50,658 (2011 census) and a population of 183,000 within 10km of the town centre.

The subject premises occupy an edge of prime position in the centre of Neath in close to the Councils redevelopment with the new 600 space multi story and leisure centre.

The property is situated opposite Iceland and in close proximity to Boots.

ACCOMMODATION

The premises accommodation over ground and first floor providing the following areas and dimensions:-

Net ground floor sales	44.31 sq m. (477 sq.ft.)
First Floor Ancillary	52.68 sq m. (567 sq.ft.)

TENURE

The premises are available by way of a new lease at a commencing rent of £9,000 pax on terms to be agreed.

Money Laundering Obligations

As part of our obligations under the UK Money Laundering Regulations 2017, Calan Retail will require any tenant / purchaser to provide proof of identity along with any other required documents.



EPC

The premises has an Energy Performance Rating (to be confirmed)

BUSINESS RATES

Rateable Value	£7,600
UBR (2026/2027)	0.35
Rates Payable	£2,660 pa (Estimate)

Please note this is on the basis the tenant benefits from small business rates there is a further potential for taper relief lowering this

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

All viewings are strictly by prior appointment with Calan Retail

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SUBJECT TO CONTRACT

