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Ethos, Kings Road, SA1 Swansea Waterfront, Swansea, SA1 8AS

**Chartered
Surveyors**

Property solutions : Professionally delivered



To Let
£8,000 p/a

Unit 3 Old Town Hall,
New Street,
Neath,
SA11 1RT

- Ground floor retail unit
- Prominent Town Centre Location
- Net internal area: 40.64m² (438ft²)
- Rent: £8,000 per annum exclusive



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LOCATION

The unit is situated in a prominent position within the pedestrianised shopping centre of Neath.

Neath is approximately 7 miles east of Swansea and approximately 3 miles from J43 of the M4.

DESCRIPTION

The property comprises a ground floor retail unit with ancillary storage/ WC area to the rear.

The retail unit is situated within the former Town hall building, with the benefit of a prominent return frontage onto New Street.

ACCOMMODATION

Description	m ²	tt ²
Retail	32.9	355
Storage	7.74	83
Total	40.64	438

RENT

£8,000 per annum.

TENURE

The unit is available on a new lease on terms to be negotiated.

SERVICE CHARGE & VAT

The ingoing tenant will be responsible for the service charge.

BUSINESS RATES

Rateable Value £7,100
UBR for Wales 2019/20 52.6 p in the £

Interested parties are asked to verify this information by contacting the local authority.

VIEWING ARRANGEMENTS

NICK FOUNDS ADAM HARRIS
 ☐ 01792 479845 ☐ 01792 479841
 @ nick@rj-cs.co.uk @ adam@rj-cs.co.uk

EPC

An EPC has been commissioned and will be available shortly.

RJ Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of RJ Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
2. Intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise to the correctness of each of the statements contained in these particulars.
3. The vendor does not make or give, nor are any of the partners of RJ Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation this property.
4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.



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