

SHOP UNIT TO LET

18 QUEEN STREET NEATH



Location

The property occupies a good trading location on Queen Street in the centre of Neath.

Multiple retailers in close proximity include Milletts, Woolwich, Marks & Spencer, Peacocks and Holland & Barratt.

Description

The property comprises a two storey building providing a ground floor sales area with ancillary accommodation at the rear and on the first floor.

There are two rear car parking spaces.

Accommodation

Internal Width	5.18m	17ft 0in
Shop Depth	28.96m	95ft 0in
Ground Floor Sales	150.0m ²	1,615 sq.ft
Ground Floor Ancillary	27.4m ²	295 sq.ft
First Floor Storage	175.3m ²	1,887 sq.ft
Two rear car parking spaces		

Lease

The premises are available by way of a new 10 year full repairing and insuring lease subject to an upward only rent review at the end of the 5th year.

Rent

£30,000 per annum exclusive

Rates

Rateable Value	£21,500
Rateable Payable (2006/2007)	£ 9,374

Legal Costs

Each party to be responsible for their own legal costs in the transaction.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

Viewing

Strictly by appointment with Philip Gwyther at this office:-

Tel: 029 2034 7122
e-mail: philip@ejhales.co.uk

E J Hales 21/6/2006

