



1-4 New Street
Neath
SA11 1RT

- Prime retail location in the centre of Neath
- Situated within a pedestrianised shopping area
- Benefits from a return frontage onto New Street and Wind Street
- Flexible accommodation Total net internal area: 623.48m² (6711ft²)
- Rent: £55,000 per annum exclusive

LOCATION

This retail premises is located in the historical market town of Neath which is the central point for the surrounding valleys. Swansea is approximately nine miles to the south east and the property is also within easy access of the M4 Motorway, being approximately three miles from Junction 43.

DESCRIPTION

The property fronts on to New Street and Wind Street and benefits from a pedestrianised external area.

Gross frontages:

New Street: 24.96m
Wind Street: 10.42m
St Thomas Church: 2.93m

Surrounding occupiers include local independent shops, cafes, public houses, Neath Market traders, estate agents, solicitors, accountants and also larger national stores including Marks & Spencer, Boots, Wilko, Morrisons, W H Smiths and many others.

The accommodation is set out over three floors and can be offered on a flexible basis. The current layout comprises retail space on the ground and first floors. The second floor has been utilised for staff and storage accommodation. There is also a basement.

Plans are available upon request.

ACCOMMODATION

Description	m ²	ft ²
Basement	214.23	2306
Ground Floor	284.01	3057
First Floor	178.19	1918
Second Floor	161.28	1736
Net Internal Area (excluding basement)	623.48	6711

TENURE

The suite is available on a new full repairing and insuring lease, terms to be negotiated, January 2019.

SERVICE CHARGE & VAT

The ingoing tenant will be responsible for a service charge where only part of the building is leased.

VAT

All figures exclusive of VAT, where applicable

BUSINESS RATES

Rateable Value £41,750
UBR for Wales 2018/19 51.4p in the £

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

VIEWING ARRANGEMENTS

NICHOLAS FOUNDS ANGELA EVANS
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EPC

An EPC has been commissioned and will be available shortly.

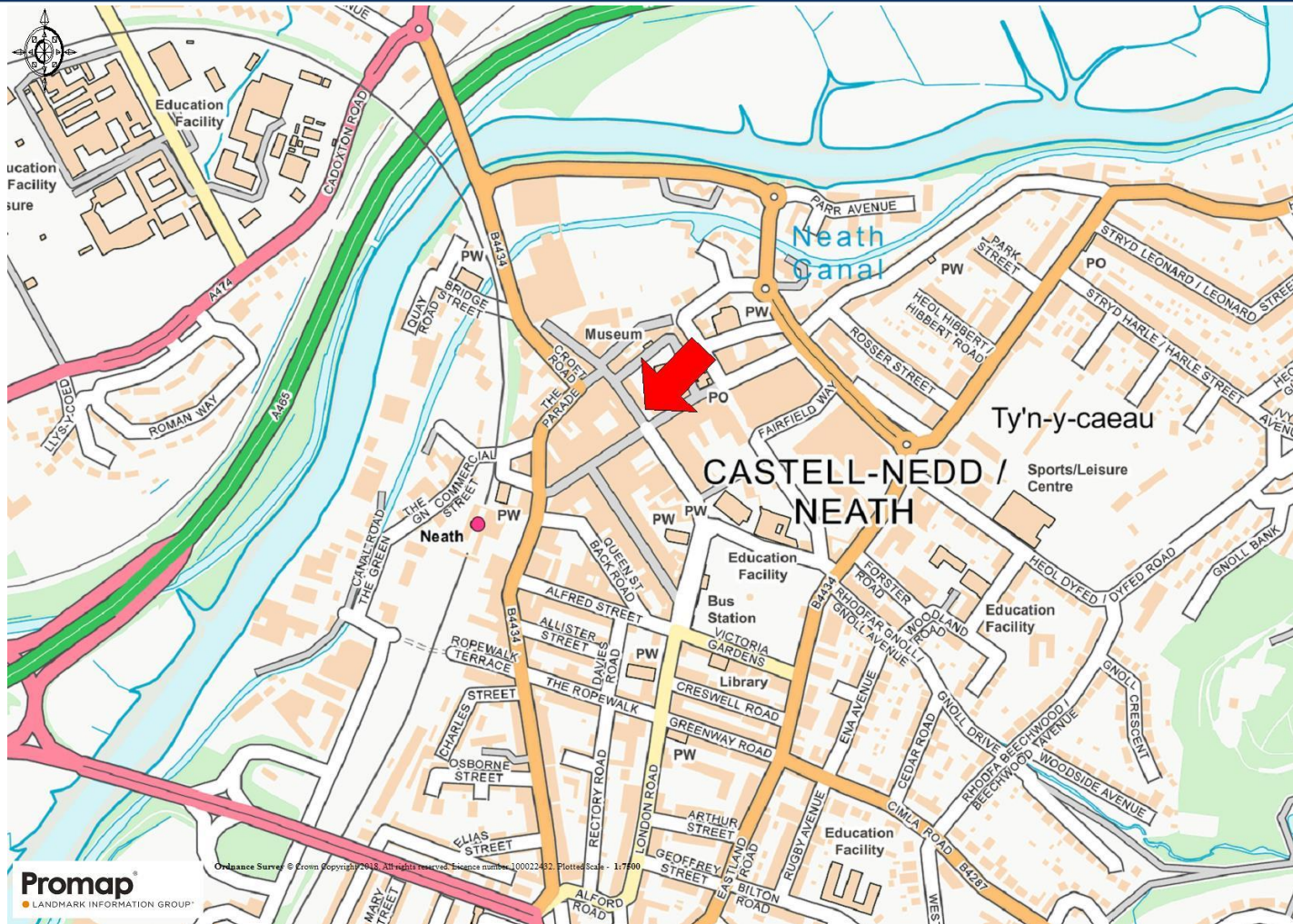
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GOAD PLAN



LOCATION MAP



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