

BP2Land & Property
Consultants

Refurbished Commercial Unit, Neath Neath, SA11 1LS

Flexible Commercial Space



Summary

A prominent, landmark building offering a fully refurbished ground floor commercial space as part of a comprehensive mixed use development opposite the busy neath Train Station to the fringe of the town centre. Suitable for a variety of uses.

Property Type	Retail & Leisure
Tenure	To Let
Status	Available
Price	£12,500 per annum
Size	1,442 sq ft plus basement

- Self-contained with 2 entrances
- Opposite Neath Train Station
- Corner Frontage
- Versatile Space
- Potential for Alternative Uses



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Location

A prominent corner building located on Windsor Road which is a main arterial route leading to Neath Town Centre.

The building is situated opposite Neath Train Station with services direct to London Paddington, as well as being within 10 minutes drive time of the M4 motorway.

Description

A prominent, landmark building offering a fully refurbished ground floor commercial space as part of a comprehensive mixed use development opposite the busy neath Train Station to the fringe of the town centre. Suitable for a variety of uses.

The Property offers quality refurbished accommodation to the ground floor of this busy main road location, provided with 2 separate entrances.

Internally, the property has been finished to include plastered and painted walls, with a mix of cellular and open plan space. There is also a full height basement.

Note that we have used CGI imagery for indicative marketing purposes only.

Specification

The property benefits from the following features.

- 2 no. self contained entrances
- Plastered and painted walls
- First fix electrics
- Large Full Height Basement

An allowance has been made to provide flooring within the unit as part of the Landlord's Works

The property provides a Net Internal Area of 1,446 ft² (112 m²). There is also a large full height basement accessed internally.

Tenure

The property is available by way of a effective full repairing and insuring lease via a service charge.

Terms

Leasehold - £12,500 per annum excl.





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Service Charge

A small service charge will be applicable for maintenance of the building exterior, including insurance.

Planning

We are advised that the property currently benefits from A3 planning Consent. We would encourage interested parties to make their own enquiries with the local planning authority in this regard.

Business Rates

Currently being re-assessed.

EPC

Details upon Application.

VAT & Legal Costs

All prices, premiums and rents are quoted exclusive of VAT. Each party is responsible for their own legal costs incurred in any transaction.

Viewing & Further information

For further information, or if you would like to arrange a viewing, please contact us.



Enquire now



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