

TO LET

A1 – RETAIL

45 New Road, Skewen, Neath,
SA10 6EP



- GROUND FLOOR RETAIL UNIT WITH SHOP DEPTH OF 6.89M (22'7")
- PROMINENT MAIN ROAD POSITION WITHIN PRIME RETAIL AREA OF SKEWEN
- ALONG AN ESTABLISHED PARADE OF SIMILAR UNITS
- NET INTERNAL AREA - 32.38 SQ.M (348.60 SQ. FT.)

OFFERS IN THE REGION OF
£6,250 PA

LOCATION

The premises is situated along New Road to the front, which is considered to be the main retail location within Skewen, which is a popular village approximately 2 miles to the west of Neath town centre.

Skewen provides for a mixture of commercial properties such as general retailing, takeaways and public house facilities supported by densely populated residential housing, while established occupiers within close proximity to the subject premises include Jenkins Bakery, One Stop, Taffy's Barbers and Ladbroses.

The immediate area also affords good lines of communication via the main A465, A4230 and the M4 Motorway (J44), which is 1 mile from the subject premises.

DESCRIPTION

The subject premises comprises a self-contained ground floor retail unit/lock up shop, situated along a prominent main road position within the prime retail area of New Road, Skewen.

Internally the subject premises accommodates the main sales area, which can be accessed via a standard sales display window and entrance of the main pedestrian walkway to the front, with a shop depth of approximately 6.89m.

Ancillary accommodation comprising a small staff kitchen and w.c. facilities are also available to the rear.

The subject premises is ideally located for its intended use, suitable for both an established operator or a start-up, given its location and position along an established parade of similar units. The subject premises is also eligible for 100% rates relief, subject to the necessary criteria.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area:	32.38 sq.m	(348.60 sq. ft.)
Sales Area:	29.43 sq.m	(316.80 sq. ft.)
Sales (ITZA):	28.28 sq.m	(304.49 sq. ft.)
Shop Depth:	6.89m (22'7")	
Net Frontage:	4.64m (15'3")	
Staff Kitchen:	1.35m x 2.19m	
W.C. Facilities		

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2023): £4,900

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2023-24 the multiplier will be 0.535.

Rates relief for small businesses in Wales will apply up to 31st March 2024. Rates relief for small business with a rateable value up to £6,000 will receive 100% relief and those with a rateable value between £6,001 and 12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

VAT will need to be confirmed but we advise that all figures quoted are exclusive of VAT (if applicable).

Terms & Tenure

The premises is available by the way of a new effective full repairing and insuring lease (under terms to be negotiated).

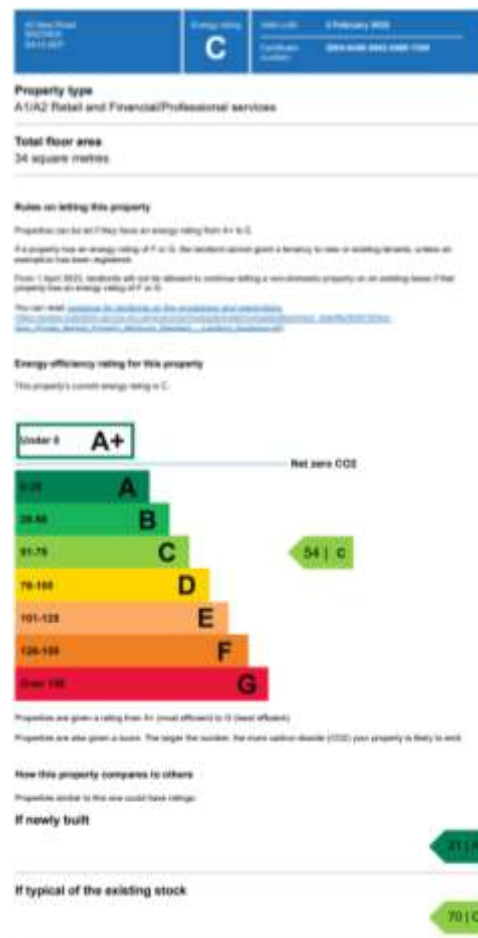
VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net



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