

TO LET

GROUND FLOOR RETAIL UNIT WITH FIRST FLOOR ACCOMMODATION



- OPPOSITE MORRISONS SUPERSTORE
- CLOSE TO HIGH STREET
- ADJACENT OCCUPIERS INCLUDE CARPHONE WAREHOUSE, BLOCKBUSTER & CASH CONVERTERS

3,306 Sq Ft (307.14 Sq M)

End Unit, Angel Place, Neath SA11 1RS

Commercial Agency • Professional • Development • Investment • Valuation

LOCATION

The unit is situated on the south east side of Angel Place, a prominent pedestrianised area linking Morrisons Superstore to the centre of Neath. The Neath town centre pedestrianisation scheme extends from Green Street down New Street and into Angel Street and along Angel Place until it reaches the car park of the Morrisons Superstore which lies opposite the subject unit.

DESCRIPTION

The unit forms part of nine self contained purpose built two- storey units and offers retail accommodation to ground floor with office/storage at first floor level.

It benefits from one dedicated rear car space.

ACCOMMODATION

The property has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition) as follows:

Internal Width	13.77 M	45' 2"
Shop Depth	14.70 M	43' 3"
Ground Floor Sales	194.87 Sq M	2,098 Sq Ft
Ground Floor Ancillary	7.14 Sq M	77 Sq Ft
First Floor	105.13 Sq M	1,132 Sq Ft

ANGEL PLACE TENANTS

End Unit: **Vacant**

- Unit 1: Carphone Warehouse
- Unit 2: Blockbuster
- Unit 3: Breamers Baguettes
- Unit 3A: Under Offer
- Unit 4/5: Cash Converters
- Unit 6: RSPCA
- Unit 7: Bush Healthcare
- Unit 8: Scope

RATES

The VOA website shows a rateable value for the premises of £41,250. Therefore, the rates payable for 2010/2011 are circa £16,870. Interested parties should make their own enquiries to Neath Port Talbot Council to confirm the actual rates payable.

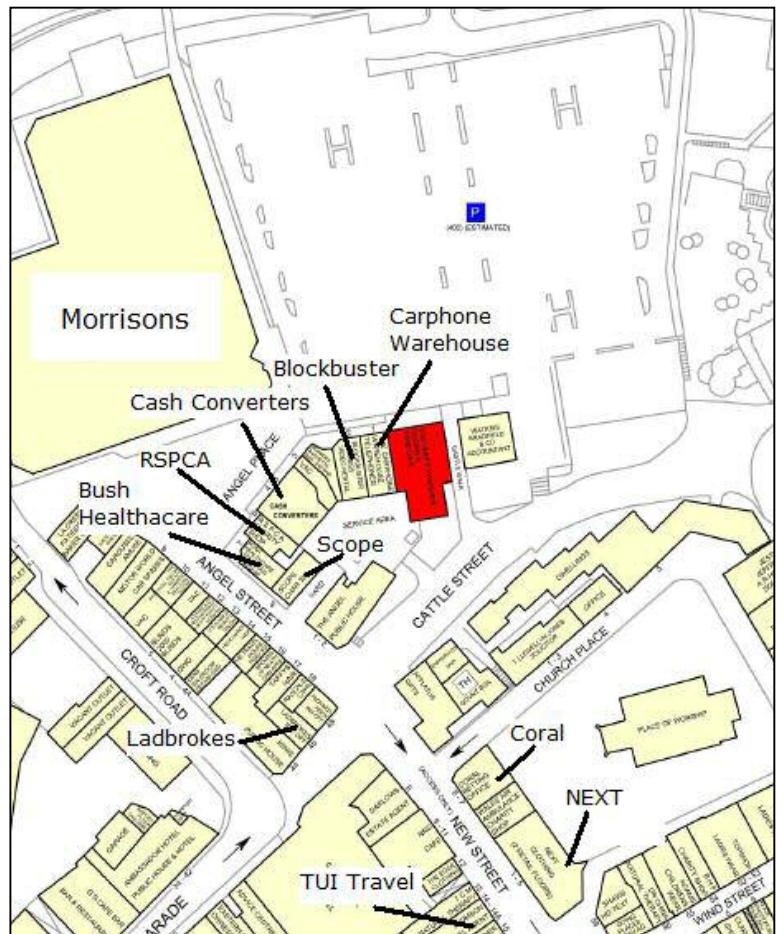
LEASE TERMS

The premises are available by way of a new FRI lease for a term of years to be agreed, subject to periodic rent reviews.

QUOTING RENT & VAT

On application.

GOAD PLAN



VIEWING/FURTHER INFORMATION

Strictly by prior appointment with the joint sole agents.

For further information, please contact;

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Or Keri Harding at our joint agents Alder King on 029 20220000.



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