



104 Windsor Road, Neath, SA11 1NR

TO LET

A3 RETAIL UNIT AND 3 BEDROOM FLAT
GROUND FLOOR- 1,101ft² (102.27m²)

- + Self Contained Flat
- + A3 use
- + Fitted out restaurant

029 2081 1581

LOCATION

Neath is a busy retail centre, 10 miles east of Swansea, and 33 miles west of Cardiff. Neath has a resident population of 46,000 people, and a population of 183,000 within 10 km of the town centre.

Windsor Road is home to a good mixture of local and national retailers. Notable occupiers in close proximity to the property include Neath Credit Union and William Hill Bookies.

The property is located in a prominent corner position on Windsor Road.

DESCRIPTION

The property comprises self contained ground floor restaurant with return frontage and basement. There is also a self contained 3 bedroom flat at first floor level.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor Sales	1,101 ft ² (102.27 m ²)
First Floor 3 Bedroom Flat	Not measured
Basement	Not measured

LEASE

The property is currently held on a full repairing and insuring lease expiring on the 6th September 2030 with a passing rent of £11,000 per annum. There is an upward only rent review and tenant's break clause on the 7th September 2025.

The property is available by way of an assignment of the existing lease or a sublease unit September 2025.

USE

The property benefits from A3 planning use. There is potential for alternative uses subject to planning consent.

BUSINESS RATES

We have been informed that the rateable value is £3,250 and qualifies for Wales' Small Business Rates Relief Scheme. We understand that the rates payable for year ending March 2021 is nil.

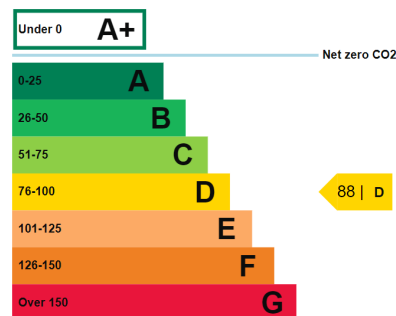
Interested parties should rely on their own enquiries with the Local Authority.

VAT

All figures are exclusive of VAT.

EPC

This property's current energy rating is D.

**LEGAL COSTS**

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Leo Llewellyn
 Email: david@emanuel-jones.co.uk
 leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



January 2021

104 Windsor Road,
 Neath, SA11 1NR.

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