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Retail  
**TO LET**



## 12 Green Street, Neath, SA11 1DR

Ground floor retail unit with first floor storage.

### Summary

Tenure	To Let
Available Size	1,123.76 sq ft / 104.40 sq m
Rent	£16,000 per annum
Service Charge	£642.08 per annum
Rates Payable	£8,804 per annum Based on 2026 Valuation
Rateable Value	£15,500
EPC Rating	D (81)

### Key Points

- Prominent location
- Open plan layout
- Ground and first floor storage
- Kitchen & w.c facilities

## Summary

Available Size	1,123.76 sq ft
Rent	£16,000 per annum
Rates Payable	£8,804 per annum Based of 2026 Valuation
Rateable Value	£15,500
Service Charge	£642.08 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (81)

## Description

The property comprises a mid-terraced ground floor retail unit, which benefits from a rear store room and First floor W.C and kitchen facilities. Access into the building is directly off the main pedestrian walkway to the front.

## Location

This retail premises is located in a partially pedestrianised area along Green Street, which is one of the primary retailing areas within the town centre. Nearby occupiers include Greggs, Holland and Barrett and the popular Neath Market.

Neath is a popular market town providing good communication links to areas such as Swansea (10 miles) and Port Talbot (7 miles).

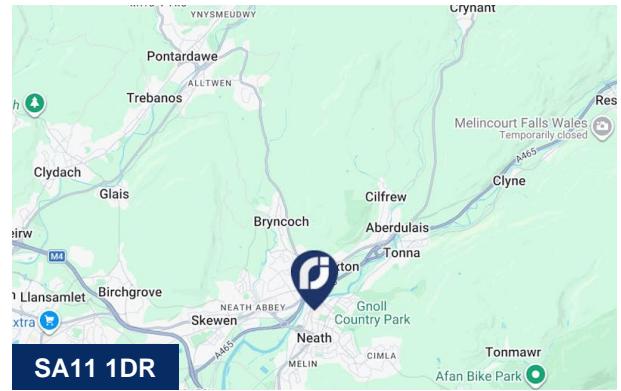
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Zone A	385.35	35.80
Ground - Zone B	385.35	35.80
Ground - Zone C	52.74	4.90
Ground - Office	75.35	7
Ground - Internal Storage	60.28	5.60
Ground - Internal Storage 2	27.99	2.60
1st - Kitchen	101.18	9.40
1st - Internal Storage	35.52	3.30
<b>Total</b>	<b>1,123.76</b>	<b>104.40</b>

## Terms

Available by way of a new lease for a term of years to be agreed.



## Viewing & Further Information



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