



Units at Former President Restaurant, 24-42 The Parade, Castell-Nedd, SA11 1RA

Refurbished Units to Let With A1/A2 and A3 use.

Summary

Tenure	To Let
Available Size	347.88 to 1,038 sq ft / 32.32 to 96.43 sq m
Rent	£5,000 - £13,500 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Newly refurbished retail units with shell specification
- A1/A2 and A3 planning use.
- Prominent Town Centre Location
- Air conditioning
- Toilet & Kitchen Facilities

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Rent	£5,000 - £13,500 per annum
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The subject premises are currently undergoing refurbishment, with completion anticipated in September 2025. As part of the works, new shop frontages will be installed to the ground floor retail units.

Internally, the units will be delivered in shell specification, ready for tenant fit-out. Each unit will offer an open-plan ground floor sales area with a prominent shopfront providing direct access from The Parade.

We understand that the units benefit from A1/A2 and A3 use. Subject to planning restrictions.

Location

The property is located on The Parade within the main retail area of Neath. Neath train station which services the main gwr line and bus station is directly to the west of the building within a very short walk. Nearby occupiers include Subway, Specsavers, New-look, and Dominoes.

Neath is approximately 10 miles east of Swansea, with excellent road communications via Junctions 42 and 43 of the M4, and Cardiff is about 40 miles southeast.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 3	638.84	59.35	£8,500 /annum	Available
Unit - 2	1,038	96.43	£13,500 /annum	Available
Unit - 1	347.88	32.32	£5,000 /annum	Available
Total	2,024.72	188.10		

Terms

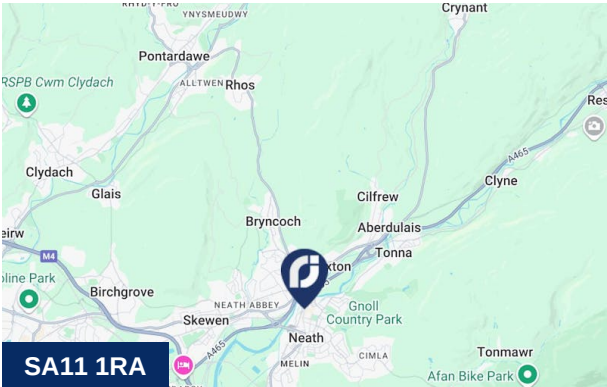
The units are available on new Full/Internal repairing and insuring lease on terms to be agreed.

Legal Costs

Each party will be responsible for their own.

Business Rates

Following the completion of the Landlords works, the units will be subject to reassessed via the Valuation Office. Interested parties are asked to verify rates payable by contacting the local authority



Viewing & Further Information



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