

46 Wind Street

Neath Town Centre, Neath-Port Talbot, SA11 3EN

**Rees Richards
& Blyth**

commercial | residential | rural



2,953 SQ FT
(274.34 SQ M)

£25,000 PER ANNUM

Ground floor commercial unit, adjacent to Neath's new leisure centre with two rear parking spaces

- Prominent town centre position immediately adjacent to the new leisure centre
- Two dedicated parking spaces to the rear
- Extensive glazed dual frontage providing a strong retail presence
- Open-plan accommodation suitable for a variety of uses - STP
- Presented in excellent condition throughout

reesrichardsblyth.co.uk

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Summary

Available Size	2,953 sq ft
Rent	£25,000 per annum
Rates Payable	£27,359 per annum
Rateable Value	£54,500
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A modern dual aspect ground floor commercial unit to let within an attractive two-storey building in the centre of Neath. The property is in excellent condition and offers around 2,952 sq ft of open-plan space, with a glazed shopfront.

The layout is flexible and would suit a wide range of occupiers, and the unit is ready for immediate occupation. Two parking spaces are available to the rear.

The property sits on Wind Street in the heart of the town centre, directly next to the new leisure centre, which is a key part of the ongoing regeneration of Neath. This investment is expected to bring more visitors and footfall to the area, benefiting neighbouring businesses. Nearby occupiers include a good mix of national and independent retailers, cafés and service providers.

Location

Neath is a well-established market town in Neath Port Talbot, South Wales, with good road links via the A465 and Junction 43 of the M4, as well as a mainline railway station offering direct services to London, Paddington.

The property is situated in a prominent position to the fringe of the pedestrianised zone in Neath Town Centre, with on street parking directly opposite.

Specification

- Open-plan ground floor sales area
- Suspended ceiling with recessed LED lighting
- Solid concrete floors with floor covering
- Painted and plastered walls
- Glazed shopfront
- Rear access and two parking spaces
- Staff W.C & kitchen facilities
- Internal security shutters
- Potential for 3 phase electric

Terms

Quoting rent - £25,000 per annum (excl)

Accommodation

Name	sq ft	sq m	Availability
Ground - Shop Area	1,784	165.74	Available
Ground - Store Area	1,169	108.60	Available
Total	2,953	274.34	



Viewing & Further Information



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