



## 19 Green Street, Neath, SA11 1DR

Retail Unit To Let In Prime Town Centre Location.

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	864 sq ft / 80.27 sq m
<b>Rent</b>	£12,000 per annum
<b>Rates Payable</b>	£5,509.60 per annum
<b>Rateable Value</b>	£9,700
<b>EPC Rating</b>	D

### Key Points

- A1 Class Use
- Key Town Centre Location
- Ground floor retail space with first floor storage
- Available from 1st August 2026

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<b>Rateable Value</b>	£9,700
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D

## Description

The subject property comprises a two storey building, accessed directly from Green Street. The property benefits from ground floor open plan retail space with first floor ancillary storage space. The property also benefits from a small kitchen area and WC facilities on the first floor.

## Location

The property is situated in a prime location on Green Street, the main retail thoroughfare in the busy town of Neath. The property is located next door to Clintons and is opposite Neath Market.

Neath is located approximately 9 miles northeast of Swansea and is accessed via the A465 dual carriageway.

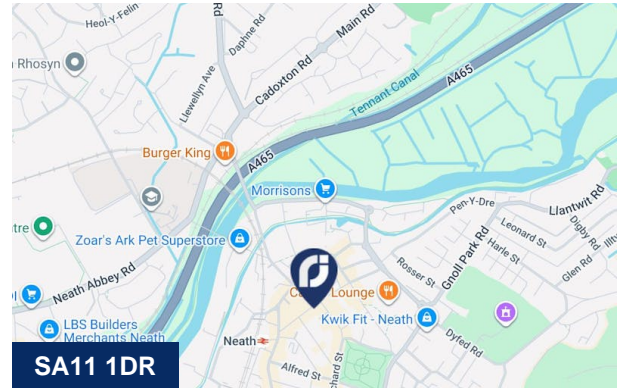
## Accommodation

The accommodation comprises the following areas:

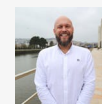
Name	sq ft	sq m
Ground - Zone A	292.40	27.16
Ground - Zone B	152.20	14.14
1st - Storage	419.40	38.96
<b>Total</b>	<b>864</b>	<b>80.26</b>

## Terms

The unit is available on a new FRI lease, terms to be negotiated.



## Viewing & Further Information



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