

Commercial

hrt
herbert r thomas

1, Old Swan House
Croft Road
Neath

SA11 1RW

hrt.uk.com



1, Old Swan House Croft Road NEATH

£6,500 Per Annum



A ground floor premises situated on the main access road through Neath Town Centre within a few yards, walking distance of the pedestrianized precinct, with multiple stores including Morrisons and B&M. Currently utilized as a child's hairdressing salon but suitable for a variety of commercial purposes, subject to any local authority planning consent being obtained. If the premises were to be leased to continue the existing use, the equipment could be purchased separately from the outgoing tenant.

Neath Town Centre is conveniently located approximately 3 miles from Junction 43 of the M4 Motorway and 1 mile from the A465 Heads Of The Valleys trunk road.

Accommodation

Hairdressing Salon

(51.37sqm. (553sgft.)- 4.27m (14ft) frontage with entrance door and window

Under stairs Cupboard

Small Kitchen

Sink unit with water heater, W/C off.

Rating Assessment Rateable Value

£4,950 Rates Relief for Small Businesses currently (June 2023) applies for small businesses with a rateable value of up to £6,000. Interested parties are requested to make enquiries with Neath Port Talbot County Borough Council Business Rates Department.

Terms

Our clients interest is available by way of a new lease with the tenant being responsible for fair and reasonable proportion of the repairs in respect of the entire premises and also for a fair and reasonable proportion of the insurance premium.

Asking Rent

£6,500 per annum

Services

Main supplies of water and electricity, drainage to main sewer.
EPC Rating B

Directions

SAT NAV USERS SA11 1RW

Viewing strictly by
appointment through
Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.