

Commercial

**hrt**

herbert r thomas

14 Queen Street  
Neath

SA11 1DL

[hrt.uk.com](http://hrt.uk.com)



14 Queen Street

£950 PCM

### Accommodation:

A middle terraced shop premises situated in Neath Town Centre opposite Marks and Spencer, considered ideally suitable for a variety of retail purposes subject, if necessary, to any planning consent being obtained.

The property enjoys the benefit of rear access and vehicular parking.

### Ground Floor:

Shop/Retail Area: 405ft<sup>2</sup> (22'6" frontage) Roller security shutter Inner Hallway – Cloakroom off. Rear Stores: 130ft<sup>2</sup>, Door to rear exterior.

### First Floor:

Two front storage rooms: 230ft<sup>2</sup> Rear room: 135ft<sup>2</sup>.

Rear Landing with fire escape to rear exterior.

### Second Floor:

Attic Room

### Externally:

Rear yard with two store sheds, vehicular access off Queen Street Back Lane into stone built structure affording parking area.

### Rating Assessment:

The Rateable Value is £8,100, enquiries should be made with Business Rates Department Neath Port Talbot County Borough Council.

### Tenure

Freehold

### Services

Main supplies of water and electricity, drainage to main sewer

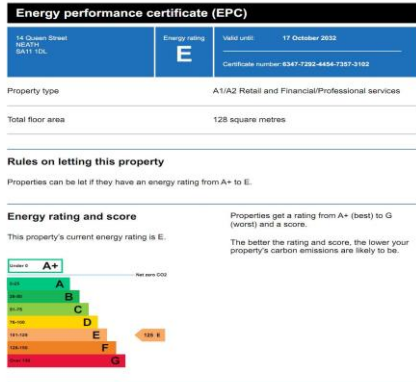
EPC Rating TBC

### Directions

SAT NAV USERS SA11 1DL

Viewing strictly by appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)



Commercial

**hrt**  
herbert r thomas

33 Alfred Street, Neath, West Glamorgan,  
SA11 1EH,  
01639 639541  
[neath@hrt.uk.com](mailto:neath@hrt.uk.com)

**hrt** Est. 1926



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.