

**hrt**  
herbert r thomas

22 Queen Street  
Neath

SA11 1DL

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

**KETO-PRO**  
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HEALTH STORE & SHOP   
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10711



22 Queen Street

£8,000 PER ANNUM

A Middle Terraced Premises situated within the pedestrianized area of Neath Town Centre, close to local amenities, a short travelling distance from the A465 Neath/Abergavenny trunk road, junction 43 of the M4 motorway and all local centers of employment and recreation.

The property enjoys the benefit of partial gas central heating together with multi vehicle parking to the rear.

**ACCOMMODATION**

**GROUND FLOOR**

**RETAIL AREA** (970 square ft (90 Square meters) 18ft (5.50 m) Frontage: Central door and two display windows , staircase to first floor, under stairs cupboard,

**STORE ROOM/KITCHEN** (384 square feet ) ( 35.67 square meters). Sink unit, boiler serving central heating and domestic hot water . Door to rear exterior

**CLOAKROOM-** Wash hand basin with WC.

**FIRST FLOOR**

**FRONT AREA** (1000 square feet ) ( 83 square meters)

**REAR AREA** (414 square feet ) ( 38.46 square meters) Door to Fire Escape

**EXTERNALLY**

Multiple vehicle parking with access off Queen Street, Back Lane.

**RATING ASSESSMENT**

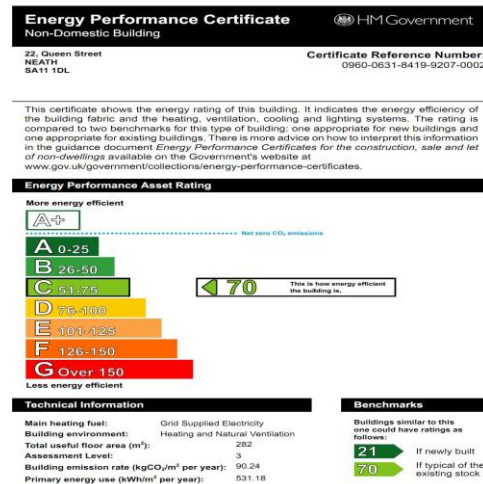
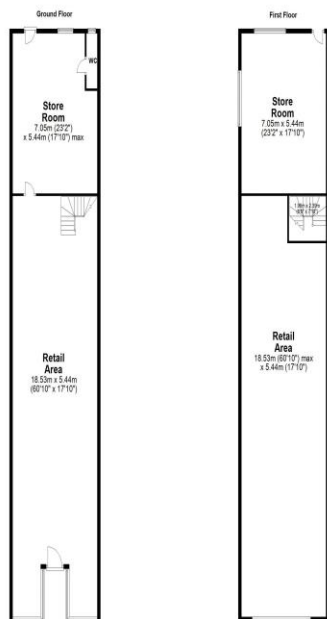
**RATEABLE VALUE** £11,500- Partial small business rate relief applies. Interested parties should contact Neath Port Talbot Business Rates Department

**Tenure- Freehold**

**Services – All Mains Services / Security Alarm.**

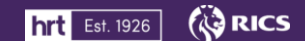
Viewing strictly by appointment through Herbert R Thomas

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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.