

Commercial

**hrt**

herbert r thomas

14 Angel Street  
Neath

SA11 1RS

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# 14 Angel Street

Asking price **£12,000 PA**

A middle terrace premises situated in the pedestrian heart of Neath town centre on the main access from Morrisons having the benefit of A3 planning consent but suitable for a variety of purposes subject if necessary to any local authority planning consent being obtained.

The property is double glazed and space heating is provided by electric radiators.

## Accommodation:

### Ground Floor:

Main Area 463ft<sup>2</sup> (43m<sup>2</sup>) – 15' (4.6m) Frontage with central door and windows to either side, tiled floor, sink unit, three fan lights, inset lighting.

### Stairs to: First Floor:

**Front Room:** 274ft<sup>2</sup> (25.50m<sup>2</sup>) Two fan lights

**Small Kitchen Area** off rear landing with sink unit Cloakroom with handbasin and WC Recessed cupboard

### Rating Assessment:

**Rateable Value:** As from April 2023 £8,500 – interested parties should make enquiries with Neath Port Talbot County Borough Council Business Rates Department to determine the amount of the annual rates payable.

**Our client's interest is available via a new lease Asking Rent: £12,000pa plus Buildings Insurance Premium**

### Tenure

Freehold

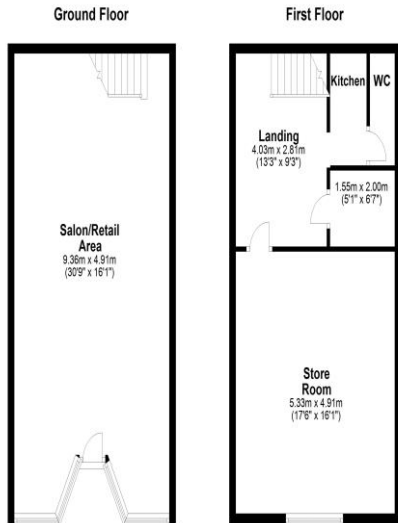
### Services

Mains Supplies of Water, three phase electricity, drainage to main sewer.

EPC Rating C

### Directions

SAT NAV USERS SA11 1RS



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.