

Commercial

**hrt**  
herbert r thomas

72 New Road  
Skewen

Neath

SA10 6HE

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

SKEWEN  
01792 812 858

**HAIR  
LOUNGE**  
BY MARC ISAAC

FFORESTFACH  
01792 587 444



72 New Road

£675PCM



### Situation and Description:

A large double fronted ground floor premises situated on New Road in the main commercial/retail area of Skewen approximately two miles from the town of Neath in close proximity to junctions 43 and 44 of the M4 motorway; the A465 Neath-Abergavenny trunk road, the city of Swansea and all local centres of employment and recreation.

The premises has until recently been utilised as a hairdressing salon but could be suitable for a number of purposes subject, if necessary, to local authority planning consent being obtained. It enjoys the benefit of double glazing.

### Accommodation:

“L” shaped, open plan Hairdressing Salon – 467ft<sup>2</sup> (43m<sup>2</sup>) 23 feet frontage (7 metres) Double fronted display windows part glazed entrance door, split level laminate floor, part UPVC panelling to rear walls, built in metre cupboard, two wash hand basins.

Cloakroom with handbasin and low level WC

**Inner Store Room to rear of Salon:** 11.6ft x 8.8ft (3.53m x 2.68m)

**Rear Kitchen:** 12.5ft x 10ft (3.81m x 3m) Sink unit, fitted worktop, double glazed double aspect windows affording panoramic views over surrounding area.

### Externally:

Open forecourt

### Rating Assessment:

Rateable Value: £7,000 – partial small business rates relief applies interested parties should enquire with Neath Port Talbot County Borough Council Business Rates Department. Our client’s interest is available via a new Lease at an asking rent of £675pcm exclusive of rates.

### Services

All main services except gas

### Directions

SAT NAV USERS SA10 6HE



Viewing strictly by appointment through  
Herbert R Thomas

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**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



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