

Commercial

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herbert r thomas

8 Queen Street
Neath

SA11 1DL

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8 Queen Street

Asking Price | £130,000

A substantial fully equipped and furnished licensed Coffee Shop/Restaurant situated in the pedestrian heart of Neath Town Centre near the General Market, Peacocks, Sports Direct and other multiples . A short walking distance from the main Swansea - Paddington Railway line, the main Bus Station, a short travelling distance from the A465 and Junction 43 of the M4 Motorway



Coffee Shop/
Restaurant

Centre Of Neath
Town

Ground Floor
Kitchen /Seating
Area

First & Second
Floors



The double fronted Mid Terrace property is one of the largest Independent shop premises in the Town Centre. It has been trading for 36 Years with a five star rating, the proprietor has decided to retire, there is air conditioning to the ground floor Coffee Shop/Restaurant, partial Double Glazing, a Security Alarm and an Electric Security Shutter.

Current trading hours are Monday -Friday 9am-3pm, Saturday 9am-4pm, with seating capacity for 70 and the venue would be suitable for evening functions.

The property enjoys the benefit of full planning permission, for creation of a self-contained 2 bedroom flat, above the existing Restaurant, granted by Neath Port Talbot County Borough Council on the 11th May 2021 (P2021/0214)

Accommodation:

Ground Floor:

Coffee Shop/Restaurant Area – 1,377ft² (128m²) 18ft (5.50m) frontage, central entrance door, part tiled walls, fitted base units with tiled worktop, cold water tap to rear part of coffee shop/restaurant, access to Basement.

Front Kitchen – 262ft² (24.40m²)

Stainless steel food preparation sink unit, pedestal wash hand basin, two electric water heaters through to:

Rear Kitchen – 283ft² (26.30m²)

Stainless steel double drainer sink unit with electric water heater, tiling to floor and walls, part frosted glazed door to:

Rear Stores – 128ft² (12m²) Tiling to floor and walls, part frosted glazed stable type double doors to Queen Street Back Lane

Ladies and Gents WC's

Rear Hall – tiling to floor and walls, exterior door to Queen Street Back Lane

First Floor – 3 Store Rooms: Front: 324ft² (30m²) Double glazed bay window

Middle: 144ft² (13.40m²) Rear: 324ft² (30m²) Staircase from rear store room to:

Second Floor: Stores: 214ft² (20m²)

Rating Assessment:

Rateable Value £14,750 Interested parties should make enquiries with Neath Port Talbot Business Rates Department to confirm the amount of Rates Payable.





Directions
SAT NAV USERS SA11 1DL

Tenure
 Freehold

Services
 All Main Services except Gas- including three phase electricity
 EPC Rating E

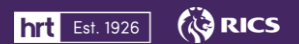
Viewing strictly by appointment through
 Herbert R Thomas

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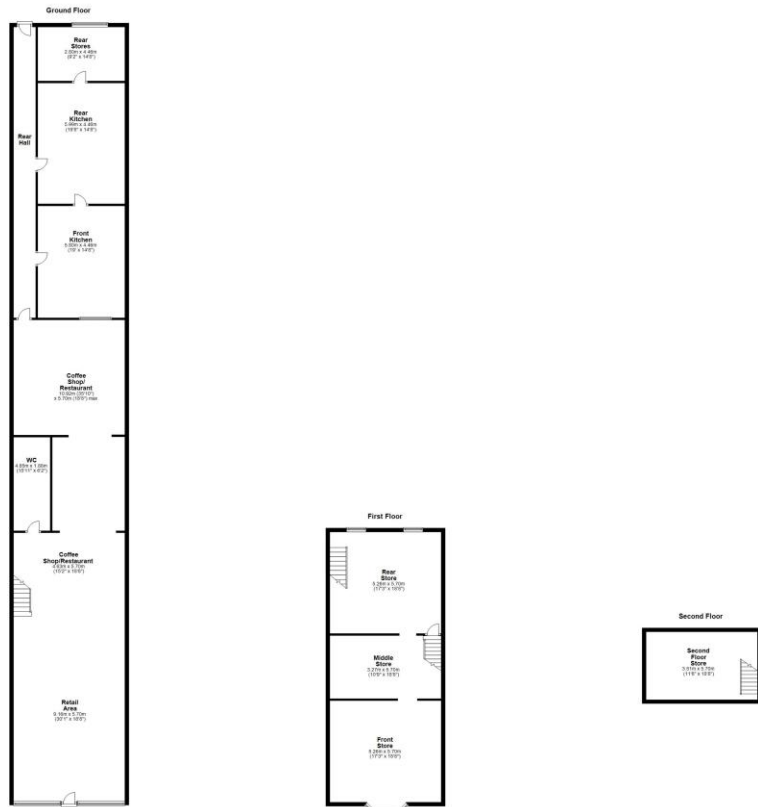
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that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



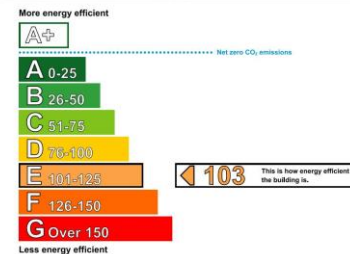
Energy Performance Certificate HM Government
 Non-Domestic Building

Five China
 8 Queen Street
 NEATH
 SA11 1DL

Certificate Reference Number:
 0329-9463-5030-2400-7003

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating



Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	305
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	155.13
Primary energy use (kWh/m ² per year):	978.77

Benchmarks

Buildings similar to this one could have ratings as follows:	
26	If newly built
87	If typical of the existing stock