

Commercial

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34 Orchard Street
Neath, Neath Port Talbot,
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34 Orchard Street

Ground Floor A3 Café/Restaurant

Annual Rental of £15,000



Situation and Description:

A recently refurbished fully equipped ground floor, middle terrace Café/Restaurant situated within the pedestrianised area of Neath town centre opposite the Victoria Gardens Bus Station, within walking distance of the main Swansea-Paddington Railway Station convenient to all local amenities a short travelling distance from the Neath-Abergavenny A465 Trunk Road, junction 43 of the M4 motorway and all local centres of employment and recreation.

The property is fully double glazed, space heating/air conditioning units to the Café/Restaurant, security alarms, wired in smoke alarms, WiFi connection etc.

Ground Floor:

Café/Restaurant area: 597ft² (55.46m²)

21 ft (6.50 metres) frontage to Orchard Street

Double glazed entrance door and full wall height/length window. Original granolithic floor, inset ceiling lights, seating for approximately 35-40 persons with WiFi connection to tables, "L" shaped serving counter with under counter stainless steel handbasin, under counter refrigerator, upright refrigerator, coffee machine.

Double glazed fire escape door leading via staircase to rear exterior.

Rear hallway off café/restaurant area with understairs cupboard and access to

Cloakroom with handbasin and WC.

Kitchen/Preparation Area: 63ft² (5.85m²)

Tiled Floor, stainless steel circular handbasin with water heater, stainless steel double bowl sink unit, stainless steel work surface, Asber commercial dishwasher, Quattro microwave, electric five burner oven with stainless steel cooker hood, upright fridge/freezer, hand dryer, Velux type roof light, double glazed door to

Rear Hall

with access to Basement providing part storage, double glazed door from rear hall to rear exterior.

Externally:

Rear vehicular access off Alfred Street with one parking space Included in the letting are the kitchen utensils, crockery etc.

Services:

Mains Water, three phase electricity, drainage to main sewer

Rateable Value: RV £6,200 – partial small business rates relief applies. Interested parties should enquire with Neath Port Talbot County Borough Council Business Rates Department to determine the amount of rates payable.

Service Charge: £300 per annum

Our Client's interest is available by way of a new lease at an asking rent of £15,000per annum.

EPC Rating: E



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.