

Commercial

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34a Orchard Street  
Neath, Neath Port Talbot,  
SA11 1HA

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## 34a Orchard Street

First and Second Floor Offices with A2  
Planning Consent

Annual Rental of **£9,500**



### Situation and Description:

A fully refurbished first and second floor premises situated within the pedestrianised area of Neath town centre opposite 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, which has A2 planning consent enjoys the benefit of double glazing, space heating via electric radiators, carpet to two flights of stairs and landings and wiring for WiFi, security alarms, wired in smoke alarms and security alarm.

### Accommodation:

#### Ground Floor:

Double glazed entrance door leading to Entrance Hall with granolithic floor, sensor lights and staircase suitable for disabled access to first floor landing.

#### First Floor:

#### Open plan office area incorporating Kitchen: 506ft<sup>2</sup> (47m<sup>2</sup>)

Laminate floor, two windows to front, one window to rear, reception counter, kitchen area with stainless steel sink unit, inset lighting, panelled wall heater, understairs cupboard.

#### Cloakroom off:

Laminate floor, fitted pedestal wash hand basin and low level WC.

Staircase from first floor landing leading to second floor landing.

### Second Floor:

#### Attic Room: 261ft<sup>2</sup> (24.24m<sup>2</sup>)

Electric panelled wall heater, two Velux type windows to rear.

#### Externally:

Rear vehicular access off Alfred Street with parking for one car.

### Services

Mains supplies of water, electricity, drainage to main sewer.

**Rateable Value:** RV £4,400 – small business rates relief applies.

Interested parties should enquire with Neath Port Talbot County Borough Council Business Rates Department.

**Service Charge:** £300 per annum

Our Client's interest is available by way of a new lease at an asking rent of £9,500per annum.

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.