

Commercial

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12 Angel Street
Neath

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12 Angel Street

£9,600 Per Annum

A very well presented middle terrace premises situated in the pedestrian heart of Neath Town Centre opposite Morrisons, a short walking distance from the main line railway station, bus station, a short travelling distance from the A465 Neath – Abergavenny Trunk Road, Junction 43 of the M4 Motorway and all local centres of employment and recreation.

The property has been totally renovated within recent years until recently utilised as a beauty/nail/hairdressing salon and could be suitable for a variety of commercial purposes, subject, if necessary, to any Local Authority Planning Consent being obtained.

Space heating is provided by electric wall mounted radiators, there is CCTV/security alarm, electric roller shutter door to the front and marble tiled floors throughout.

Accommodation

Front Salon 14.6ft X13.5ft (4.45m X 4m) frontage with central door and two bay windows, inset lighting built in cupboard, recessed understairs store area with safe, full wall length mirror to one wall.

Archway to

Rear Salon 13.7ft X 9.6ft (4.2m X 3m) – maximum wall mounted electric water heater, Cloakroom, fully tiled walls, marble hand basin on vanity stand, low level W/C.

Staircase from

Front Salon to

First Floor

Front Room 11.4ft X 7.7ft (3.47m X 2.35m) small hand basin

Rear Room 12.3ft X 7.3ft (3.75m X 2.28m) maximum double glazed window

Kitchenette off Landing,

sink unit, electric water heater, fitted wall and base cupboards, walls part tiled

Rating Assessment

Ratable Value (from 2023) - £4,650 – Small Business Rates Relief applies, interested parties should make enquiries with Neath Port Talbot County Borough Council Business Rates Department to verify.

Services

All mains services except gas
EPC Rating E

Our Clients interest is available under a new lease at an asking rent £9,600 Per Annum

Viewing strictly by appointment through Herbert R Thomas

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