

RETAIL OPPORTUNITY

**33 Green Street
Neath
SA11 1DF**

TO LET / FOR SALE

LOCATION

Neath is a historical market town situated in the district area of Neath Port Talbot with a population of approximately 50,658 (2011 census) and a population of 183,000 within 10km of the town centre.

The subject premises occupy a prominent position in the centre of Neath in close proximity to potential new Bus Station and in close proximity to the train station.

The property is in close proximity to Specsavers, Dominos, The Works, Savers and Bon Marche

ACCOMMODATION

The premises accommodation over ground and first floor providing the following areas and dimensions:-

Gross Frontage	6.30 m	(20' 8")
Net Frontage	5.35 m	(17' 6")
Shop & Built Depth	22.15 m	(72' 8")
Ground Floor	117.50 sq m	(1,265 sq ft)
First Floor	39.2 sq m	(422 sq ft)
Total	156.80 sq m	(1,687 sq ft)

TENURE

The premises are available by way of a new lease at a commencing rent of £22,500 pax on terms to be agreed or a Freehold price of £225,000



EPC

The premises has an Energy Performance Rating D (98)

BUSINESS RATES

Rateable Value	£17,759
UBR (2024/2025)	0.562
Rates Payable	£9,975.59 pa (Estimate)

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

All viewings are strictly by prior appointment with Calan Retail

Nick Golunski

D 029 2053 7714 / 07786865418

E nick.golunski@calanretail.co.uk

SUBJECT TO CONTRACT

Neath



© Crown Copyright and database rights 2025 OS AG0000829429