

To Let

A3 Property

Prominent A3 Development

New Road, Neath Abbey SA10 7NG



- Unit 1 - 78.69 Sq M (847 Sq Ft)
- Units 2/3 Let to Greggs
- On-Site Car Parking
- Frontage onto New Road (A4230)



New Road, Neath Abbey SA10 7NG

Location



The development is located fronting New Road (A4230), within a very busy area known as Neath Abbey, which lies approximately 2 miles West of Neath Town Centre.

The property has good communication with J43 of the M4 motorway, which can be accessed via the A465 Heads of the Valley link road, approximately 2 miles to the South.

Local occupiers include Tesco Stores; Abbey Gate Stores; GMF Motor Factors and T H Williams car Sales.

Description

The development will comprise a detached property, split into two retail units with frontage on to New Road and parking to the side and rear. The rear of the property will include a circulation area, suitable for deliveries.

The building is a traditional brick construction with pitched tiled roof.

- New Development
- On-Site Parking
- Prominent Location
- A1, A2 & A3 Use

Unit	Sq M	Sq Ft
Unit 1	78.69	847
Unit 2/3	129.19	1,390
TOTAL	192.70	2,074

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

To be assessed on completion.

Terms

The property is available by new Full Repairing and Insuring Lease

Rent

Unit 1 - £17,500 pax

Unit 2/3 - Let to Greggs

Service Charge and Building Insurance

A service charge will be levied for the joint upkeep of the external common areas. The Landlord will insure the building and recover the premium from the Tenant.

Energy Performance Certificate (EPC)

To be confirmed.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jason Thorne
Lambert Smith Hampton
01792 702800
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Proposed Ground Floor Plan



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Aerial Image



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