

**SHOP UNIT
TO LET**

**2 WINDSOR ROAD
NEATH**

*** REDUCED RENT***



Location

The property occupies a good trading location on Windsor Road which abuts the southern end of Green Street.

National occupiers in close proximity include Lloyds TSB, HSBC, New Look and Specsavers.

Description

The property comprises a two storey mid parade building providing a ground floor sales area with ancillary accommodation on the first floor.

Accommodation

Ground Floor Sales	490 sq.ft	45.52 m ²
First Floor Store	482 sq.ft	44.78 m ²

Lease

The premises are available by way of a new lease on terms to be agreed.

Rent

£13,500 per annum exclusive

Rates

Rateable Value	£10,000
Rates Payable (2009/10)	£ 4,890

Legal Costs

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

VAT

All figures quoted are strictly exclusive of VAT where applicable.

Viewing

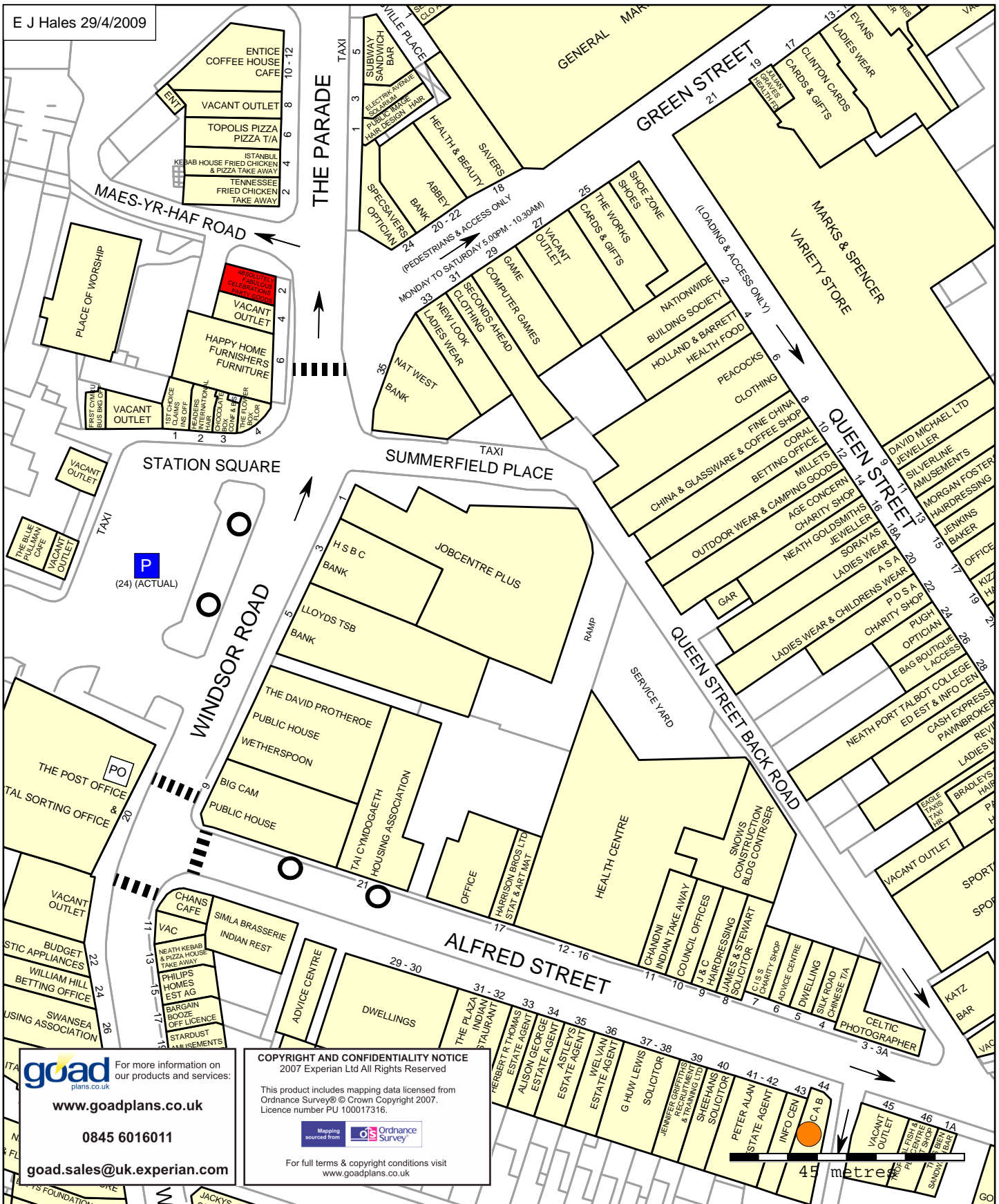
Strictly by appointment with the sole letting agents, contact:

Matthew Cocks – Tel: 029 20 347134
e-mail: mattc@ejhales.co.uk

Owen Cahill – Tel: 029 2034 7111
e-mail: owen@ejhales.co.uk

SUBJECT TO CONTRACT & AVAILABILITY

E J Hales 29/4/2009



goad For more information on our products and services:
plans.co.uk
www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
2007 Experian Ltd All Rights Reserved
This product includes mapping data licensed from Ordnance Survey © Crown Copyright 2007. Licence number PU 100017316.
Mapping sourced from Ordnance Survey
For full terms & copyright conditions visit www.goadplans.co.uk

