

6 Angel Place, Neath, SA11 1RQ

Retail Shop To Let

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# RETAIL SHOP TO LET

926 sq.ft | £13,000 PAX

TOWN CENTRE LOCATION | NEARBY CAR PARKING | CLOSE TO BOTH INDEPENDENT AND NATIONAL RETAILERS



GLANMOR CHARTERED  
SURVEYORS

01792 439105 | [info@glanmorproperty.co.uk](mailto:info@glanmorproperty.co.uk)

Cambrian House, Cambrian Place, Swansea, SA1 1RH



Regulated by RICS

# 6 Angel Place, Neath, SA11 1RQ

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### LOCATION

Neath is a historic market town located on the River Neath within Neath Port Talbot, South Wales. It lies approximately 9 miles east of Swansea and around 43 miles west of Cardiff, with good access via the A465 and the M4 motorway.

The town centre contains a mix of retail, service, and civic uses, supported by nearby residential areas and established public transport links. Neath serves as a local commercial hub for the surrounding communities and valley areas.

### DESCRIPTION

The subject property is located in a prominent position on Angel Place, opposite Morrisons Supermarket and its large carpark. Benefiting from a full width glazed shop front, the accommodation comprises open plan retail space with rear WC facilities to the ground floor with storage/kitchenette to the first floor. There is also a rear carpark for staff parking (spaces allocated on a first come, first served basis).

### ACCOMMODATION

| Unit                | Area (sq.m) | Area (sq.ft) |
|---------------------|-------------|--------------|
| Ground Floor Retail | 56.02       | 603          |
| First Floor Storage | 30          | 323          |
| Total               | 86.02       | 926          |



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### TENURE

Available on new Full Repairing & Insuring leases via a Service Charge, terms to be agreed.

### SERVICE CHARGE

A service charge will be levied to cover the maintenance and upkeep of the common areas of the property.

### VAT

All figures are exclusive of VAT, where applicable.

### BUSINESS RATES

Our inspection of the rating list shows the following assessment for the subject premises.

Rateable Value: £11,000 (April 2023)

UBR for Wales 2025/6 56.8 p in the £

Interested parties are asked to verify rates payable by contacting the local authority.

### EPC RATING

An EPC has been commissioned and will be available shortly



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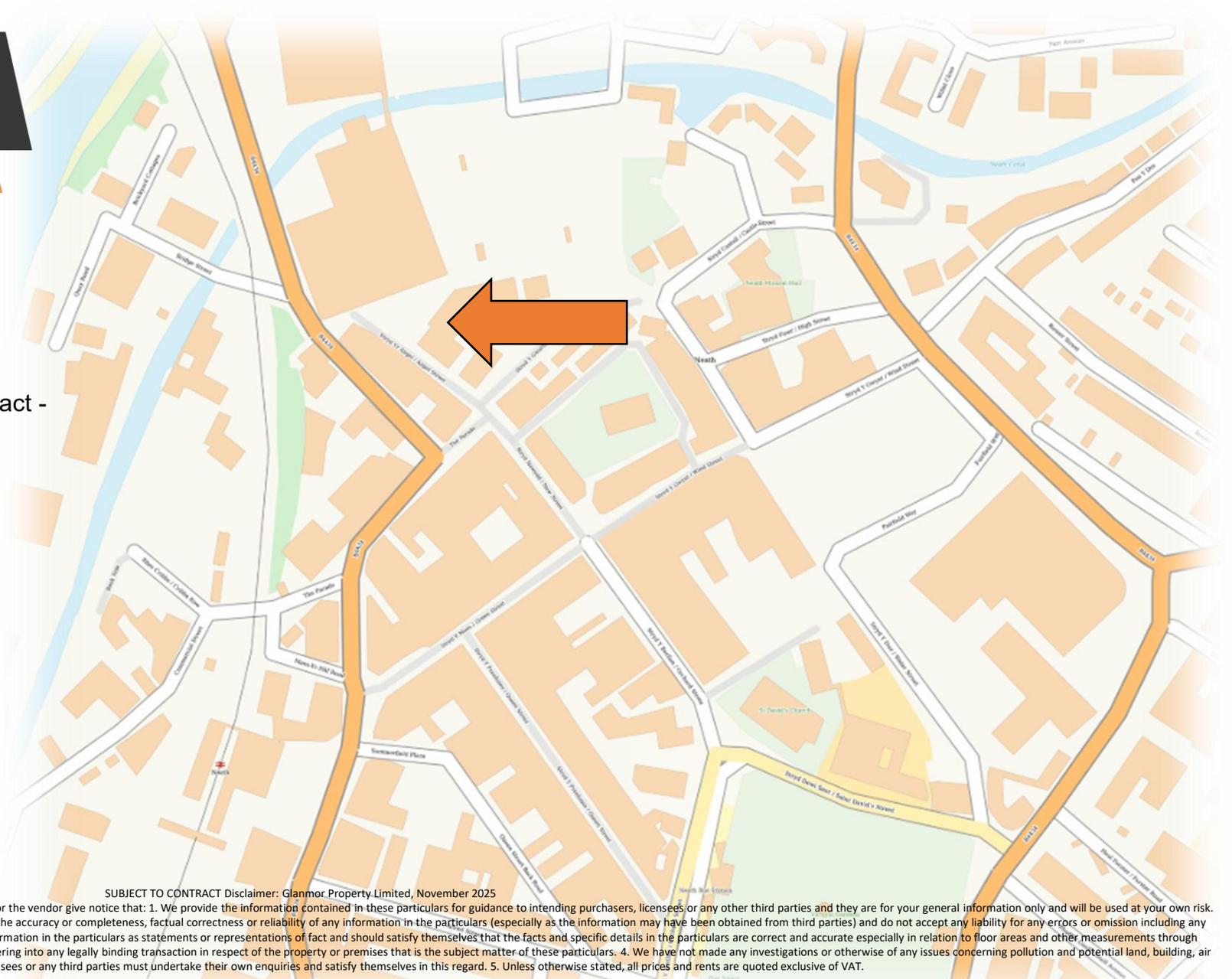
## CONTACT

For further information and to arrange a viewing please contact -

**Glanmor Chartered Surveyors**

**Tel: 01792 439105**

**Email: [info@glanmorproperty.co.uk](mailto:info@glanmorproperty.co.uk)**



SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, November 2025

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