

**9 ANGEL STREET, NEATH, SA11 1RS**

**RETAIL UNIT TO LET IN PRIME CENTRAL LOCATION**

Witches Store Cupboard

**SHOP TO LET**

829 sq.ft | £12,000 PAX

USE CLASS A1 | GROUND & FIRST FLOOR RETAIL PREMISES AVAILABLE TO LET | PROMINENT POSITION WITHIN PEDESTRIANISED ZONE | RECENTLY REDECORATED THROUGHOUT

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### LOCATION

Angel Street is a centrally located street in Neath, within Neath Port Talbot in South Wales. It lies within the town centre, opposite Morrisons supermarket, and forms part of an urban area supporting mainly commercial activity.

The street benefits from good accessibility, being within walking distance of Neath Railway Station, which provides regular services to Swansea and Cardiff. It is also well connected by road, linking to the A474 and nearby A465, with further access to the M4 motorway, making it convenient for commuting and local travel.

### DESCRIPTION

This retail property benefits from accommodation over 2 floors, which is mainly open plan retail accommodation with WC facilities on the ground floor and open plan office/storage over the first floor.

The shop also benefits from a glazed frontage onto the pedestrianised part of Angel Street.

Nearby occupiers include Morrisons Supermarket and a mix of different local retailers.

### ACCOMMODATION

Description	Area sq m	Area sq ft
<b>Ground Floor</b>		
Front retail area	34.65	372.99
Rear store	7.99	86.01
WC		
G/f NIA	42.64	459.00
<b>First Floor</b>		
Open plan office/store	34.4	370.39
F/f NIA	34	370.39
<b>Total NIA:</b>	<b>77.05</b>	<b>829.38</b>

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## TENURE

The property is available on new Full Repairing & Insuring lease terms to be agreed.

## RENT

A quoting rent of £12,000 per annum exclusive.

## 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: £8,000 (April 2026)

## EPC RATING

An EPC has been commissioned and will be available shortly.

## PLANNING PERMISSION

We have been advised the unit currently has planning consent A1 use.

## 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)**

