

**Lot 29, 15 Angel Street, Neath,  
West Glamorgan SA11 1RS**

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail Investment

- Entirely let to The Original Travel House Limited - a part of Hays Travel
- New 10-year lease from July 2023 (subject to option)
- VAT-free investment
- Town centre location close to large public car park
- Nearby occupiers include Marks & Spencer, B&M, Morrisons, Iceland Supermarket, Boots the Chemist, Superdrug, Costa Coffee and Greggs

#### Lot

29

#### Auction

15th February 2024

#### Rent

£9,650 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

7 miles north-east of Swansea, 36 miles north-west of Cardiff

#### Roads

A465, A474, A4230, M4 (Junction 43)

#### Rail

Neath Railway Station

#### Air

Cardiff Airport

### Situation

The property is situated in the heart of Neath town centre, on the south side of Angel Street, which leads to Morrisons and a large public car park with over 100 spaces. Other nearby occupiers include Marks & Spencer, B&M, Iceland Supermarket, Boots the Chemist, Superdrug, Costa Coffee and Greggs.

### Tenure

Freehold.

### EPC

Band C

### Description

The property comprises a shop arranged on the ground and first floors.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Retail/Ancillary Ancillary	40.50 41.53	(436) (447)	THE ORIGINAL TRAVEL HOUSE LIMITED (2)	10 years from 31/07/2023 on a full repairing and insuring lease (3)	£9,650	31/07/2028
<b>Total</b>		<b>82.03</b>	<b>(883)</b>			<b>£9,650</b>	

(1) Areas provided by VOA ([www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)).

(2) Established in 1992, The Original Travel House Limited are established travel agents with 16 shops located in South Wales ([www.travelhouse.co.uk](http://www.travelhouse.co.uk)). The company was acquired by Hays Travel in November 2023.

(3) The lease is subject to a tenant option to determine on 31/07/2028. The lease is also subject to a schedule of condition.



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## Contacts

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September 2020