

## Neath

### 46 Wind Street West Glamorgan SA11 3EN

- **Freehold Shop Investment**
  - Let to Grabal Alok (UK) Ltd (t/a Store Twenty One) until 2023 (1)
  - Prominent corner position in the town centre
  - Well configured modern unit
  - Re-based rent
  - Rent Review 2021
  - Current Rent Reserved
- £35,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

#### Location

Neath, with a population of 45,500, is a busy South Wales retailing centre situated approximately 35 miles west of Cardiff and 10 miles north-east of Swansea. The M4 Motorway (Junction 43) lies 3 miles to the south via the A474 and A465 dual carriageway. The property is situated in a prominent trading position at the junction of Wind Street with Water Street and Old Market Street in the town centre. Occupiers close by include a large Wilkinson store (opposite), Boots, Iceland, WH Smith, Brighthouse, Holland & Barrett and Superdrug amongst others.

#### Description

This prominent corner property is arranged on ground and one upper floor to provide a shop with storage, staff and WC accommodation above. The shop benefits from rear loading access off High Street West.

The property provides the following accommodation and dimensions:

Gross Frontage (Inc. Splay)	7.56 m	(24' 9")
Net Frontage	5.25 m	(17' 3")
Return Gross Frontage	29.06 m	(95' 4")
Shop Depth	31.96 m	(104' 10")
Built Depth	32.94 m	(108' 1")

Ground Floor (1)	286.80 sq m	(3,087 sq ft)
First Floor	181.35 sq m	(1,952 sq ft)
<b>Total</b>	<b>468.15 sq m</b>	<b>(5,039 sq ft)</b>

(1) Not measured by Allsop.

Floor areas taken from [www.voa.gov.uk](http://www.voa.gov.uk)

#### Tenancy

The entire property is at present let to GRABAL ALOK (UK) LIMITED (t/a Store Twenty One) for a term of 6 years from 25th April 2017 at a current rent of £35,000 per annum. The lease provides for a rent review and tenant's option to break (1) in the fourth year of the term and contains full repairing and insuring covenants. The rent has been re-based and was previously £60,000 per annum. The tenant has a 3 month rent free period, which the seller will top up from completion to the expiry of the rent free period.

#### Tenant Information

No. of Branches: Store Twenty One has over 100 stores.  
(Source: Website).

Website Address: [www.storetwentyone.co.uk](http://www.storetwentyone.co.uk)

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

EPC Rating 80 Band D (Copy available on website).

