

# TO LET

OFFICE (A2 USE CLASS)

34a Orchard Street, Neath, SA11 1HA



- RECENTLY REFURBISHED, MODERN OFFICE ACCOMMODATION ARRANGED OVER FIRST AND SECOND FLOORS
- PROMINENT POSITION FRONTING MAIN BUS DEPOT WITHIN NEATH TOWN CENTRE
- NET INTERNAL AREA: 83.88 SQ.M (902.88 SQ. FT.)
- FLEXIBLE LAYOUT SUITABLE FOR A RANGE OF ALTERNATIVE USES (SUBJECT TO PLANNING)
- ON SITE PARKING WITHIN ENCLOSED COMPOUND TO REAR, FOR ONE VEHICLE

OFFERS IN THE REGION OF  
**£9,250 PA**

## LOCATION

Orchard Street sits right in the heart of the town-centre of Neath, placing it in a strong location for office occupiers. The street lies just a short walk from the main retail core, hotels, cafés and civic amenities and is adjacent to the town's key transport hubs, including the nearby bus station (opposite Victoria Gardens) and the train station, which is within a short walking distance.

Neath town centre is a well-established commercial hub that combines historical character with modern functionality. Centred around key landmarks such as the Victorian Market Hall and St. David's Church, it offers a balanced mix of national retailers, independent businesses, cafés, and essential public services.

## DESCRIPTION

The subject premises comprises ancillary commercial accommodation, occupied for use as offices (A2 Use Class), which is arranged over the first and second floors, measuring approximately **83.88 sq.m (902.88 sq. ft.)** in total. We note that the subject premises can be accessed directly off the main pedestrian walkway to the front, via a separate entrance corridor and internal stairwell, leading to the upper floors.

The main floor area (first floor) is generally of an open plan layout, which has been subdivided in part to comprise a small kitchenette area to the rear and an additional under-stairs storage. The main floor is also supported by staff w.c. facilities, located directly to the rear. The remaining accommodation arranged over the second floor comprises additional storage, which could also be utilised as a private office room.

Although the subject premises is currently occupied for use as professional offices, we are of the opinion that this self-contained commercial unit is of a flexible layout, suitable for a range of alternative uses (subject to obtaining the necessary statutory consents).

An enclosed yard area is also available to the rear, which can be accessed off Alfred Street to the west. The enclosed yard will benefit from one designated parking space.

## ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

### GROUND FLOOR

Entrance Hallway  
*accessed off the main pedestrian walkway to front, with internal stairwell to first floor.*

### FIRST FLOOR

**Net Internal Area: 58.94 sq.m (634.43 sq. ft.)**

Landing  
*with stairwell to second floor, door to.*

Office: **8.05m x 8.13m**  
*comprising an open plan office, which has been subdivided in part to accommodate a small kitchenette area to the rear, doors to.*

Storage: **1.47m x 1.72m**  
*comprising a small under-stairs storage area.*

Staff W.C. Facilities

## SECOND FLOOR

**Net Internal Area: 58.94 sq.m (634.43 sq. ft.)**

Landing/ Store Area: **2.87m x 5.08m (max)**  
*restricted headroom in part, with door to.*

Private Office/ Store: **5.07m x 5.08m (max)**  
*restricted headroom in part.*

## RATES

As stated on the VOA website the subject premises benefits from the following Rateable Value.

**Rateable Value (2023) £4,000**

The Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2025-26 the multiplier will be 0.568.

Rates relief for small business in Wales with a rateable value up to £6,000 will receive 100% relief and those with a rateable value between £6,001 and £12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

**We therefore advise that the subject premises is eligible for 100% small business rates relief, subject to satisfying the necessary criteria.**

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

Please be advised that all figures quoted are exclusive of VAT (if applicable).

## TERMS & TENURE

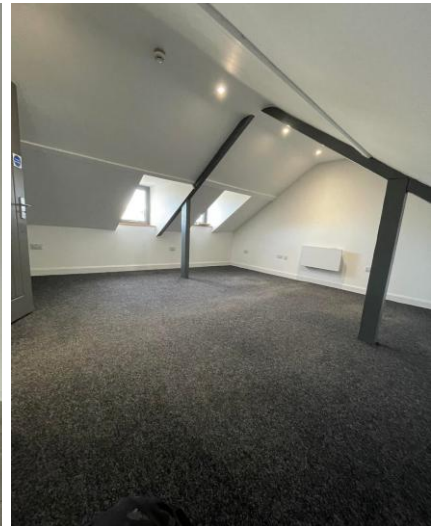
Our client's interest is available by the way of a new effective internal repairing and insuring lease (under terms to be negotiated).

## VIEWING

By appointment with Sole Agents:

**Astleys Chartered Surveyors**  
Tel: **01792 479 850**  
Email: [commercial@astleys.net](mailto:commercial@astleys.net)

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