



01792 648809



rjcharteredurveyors.co.uk



Ethos, Kings Road, SA1 Swansea Waterfront, Swansea, SA1 8AS



**Investment
For Sale**

Land at Neath Abbey,
Neath,
SA10 7DR

- Freehold investment sale – land approximately 7.67 acres with industrial & office buildings
- Subject to a long leasehold interest to Neath Port Talbot County Borough Council
- For a term of 99 years from 24th June 1967 (circa 45 years remaining)
- Passing rent £35,000 p/a (GIY 4.1%)
- For sale £850,000



01792 648809



rjcharteredsurveyors.co.uk



Ethos, Kings Road, SA1 Swansea Waterfront, Swansea, SA1 8AS

LOCATION

The property is located on the edge of the town of Neath in South Wales. The property is a site located in the Neath Abbey area which is located to the west of the town centre and the east of the village of Skewen. The area is also alongside the A465 dual carriageway which links to the M4 motorway.

The subject site is positioned between the A465 dual carriageway and the A4230 between Neath and Skewen. The site is also adjacent to the remains of the old Abbey and the south side of the site borders with the Tennant canal.

DESCRIPTION

The site comprises a roadway and five separated sites with industrial and office buildings. The site area excluding the roadway is approximately 6.8 acres. The buildings on the site comprises of a large factory premises with offices, a training centre building, two smaller workshop buildings and an office building. The whole of the site is subject to a long leasehold interest to Neath Port Talbot County Borough Council

ACCOMMODATION

Description	Hectares	Acres
Whole site area	3.10	7.67
Site area excluding roadway	2.75	6.8

PRICE

Offers in the region of £850,000.

VAT

All figures are exclusive of VAT where applicable.

BUSINESS RATES

Interested parties are advised to verify this information by making direct contact with the local Rating Authority.

VIEWING ARRANGEMENTS

NICK FOUNDS

☐ 01792 479845

@ nick@rj-cs.co.uk

ADAM HARRIS

☐ 01792 479841

@ adam@rj-cs.co.uk

TENURE

Our client's freehold interest is available for sale subject to a long leasehold interest to Neath Port Talbot Council (the long lease is available from our office). The properties on the land are held on long underlease interests.

Lease details	Description
Lease date	5 th April 1967
Tenant	Neath Port Talbot Borough Council
Demised premises	Plot of land and premises at Neath Abbey containing an area of 7.67 acres
Term	99 years from 24 th June 1967 (approx. 45 years remaining)
Rent reviews	Every 25 years to the market rent of the site. Rent reviews due in 1992, 2017 & 2042
Passing rent	£35,000 p/a as agreed in the 2017 rent review

RJ Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of RJ Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
2. Intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise to the correctness of each of the statements contained in these particulars.
3. The vendor does not make or give, nor are any of the partners of RJ Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation this property.
4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.



01792 648809

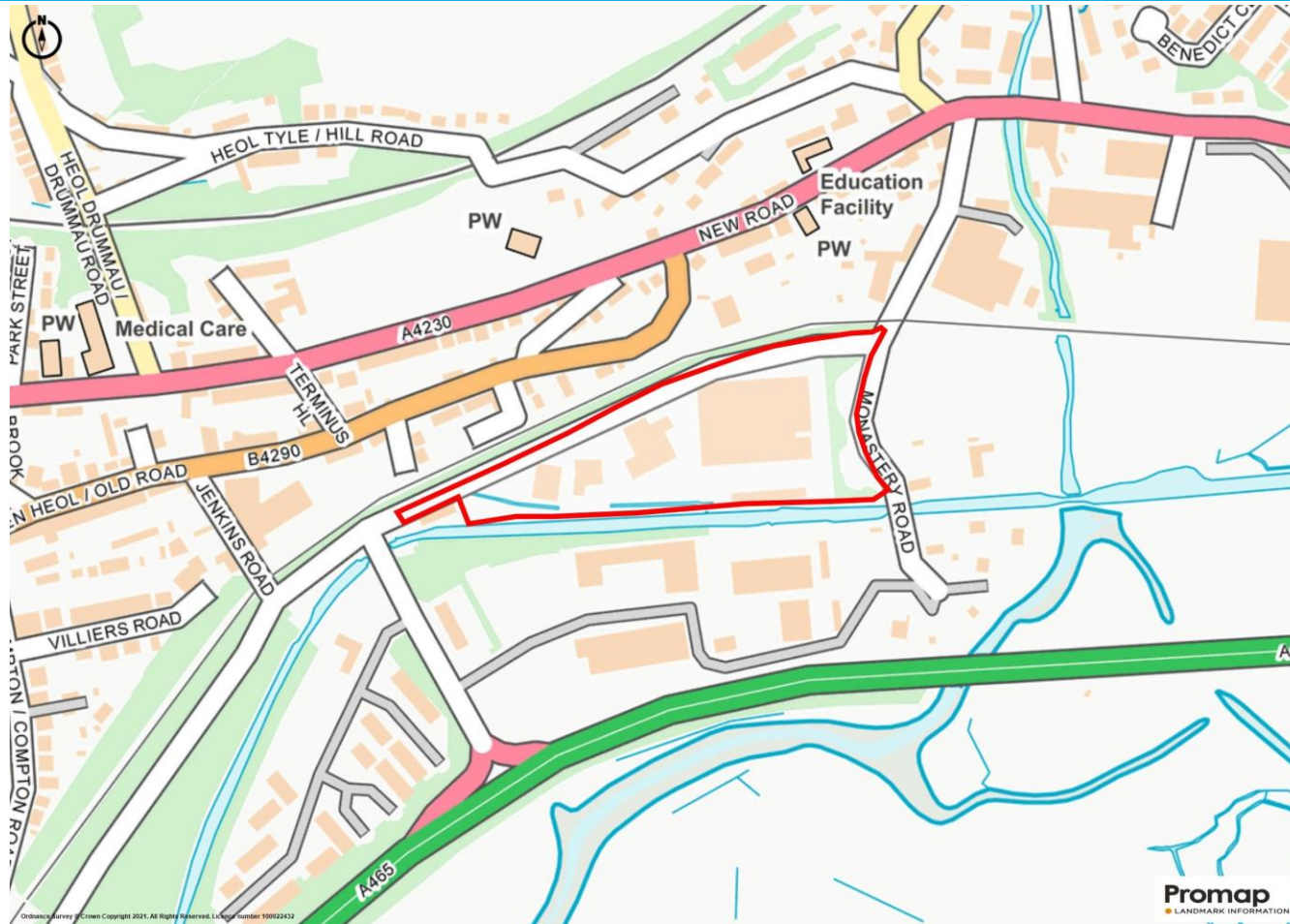


[rjcharteredsurveyors.co.uk](http://rjcharteredurveyors.co.uk)



Ethos, Kings Road, SA1 Swansea Waterfront, Swansea, SA1 8AS

LOCATION



RJ Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of RJ Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
2. Intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise to the correctness of each of the statements contained in these particulars.
3. The vendor does not make or give, nor are any of the partners of RJ Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation to this property.
4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.



01792 648809

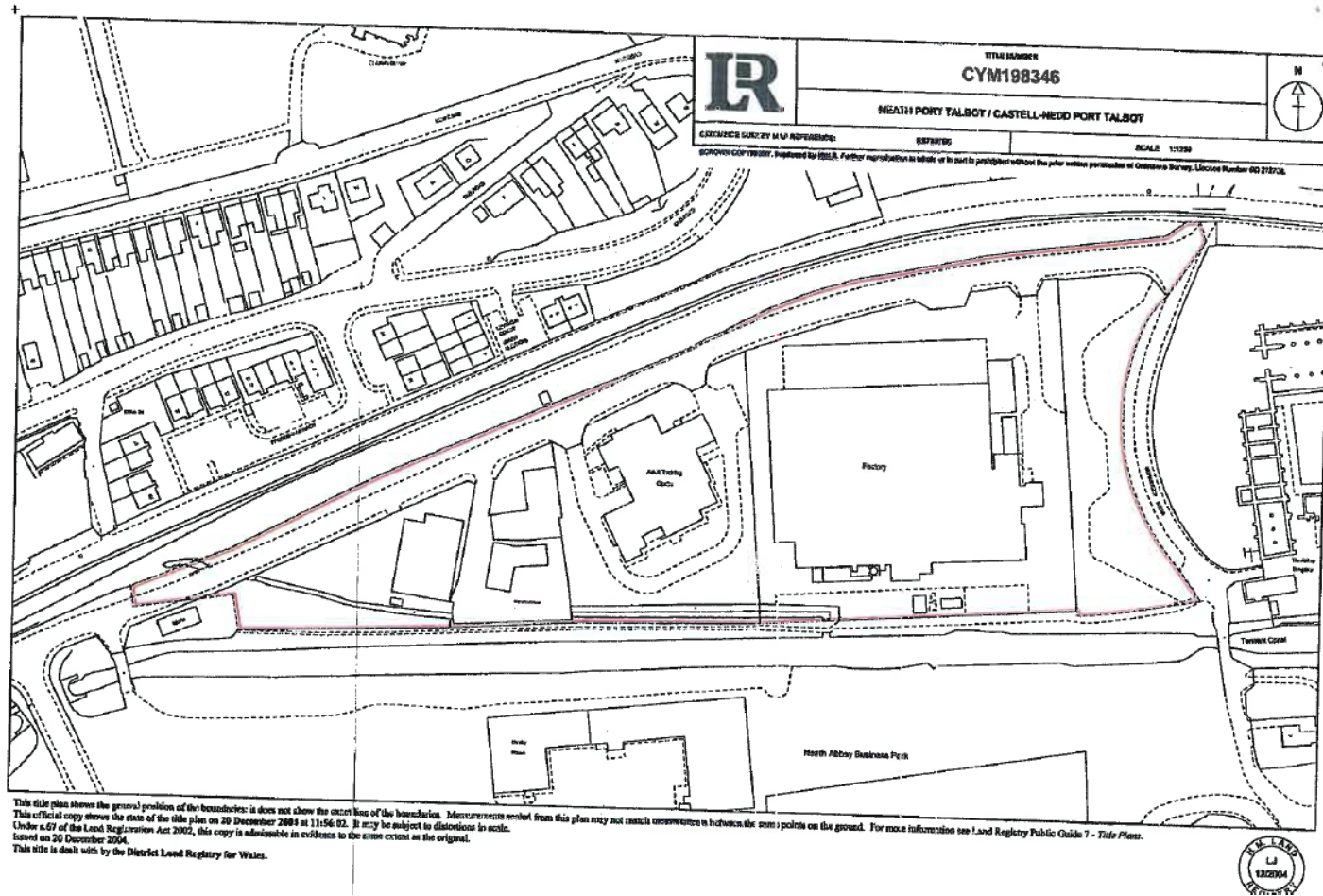


rjcharteredurveyors.co.uk



Ethos, Kings Road, SA1 Swansea Waterfront, Swansea, SA1 8AS

TITLE PLAN



RJ Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of RJ Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
2. Intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise to the correctness of each of the statements contained in these particulars.
3. The vendor does not make or give, nor are any of the partners of RJ Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation this property.
4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.