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Kiwis

44 The Parade, Neath, Dyfed SA11 1RN

To Let Nil Premium

- New Free of Tie Lease
- Prominent Town Centre Position
- Open Plan Trade Areas
- Large External Trade Area
- Extensive Living Accommodation

SOLE LETTING RIGHTS
REF: W-93757

VIEWING

Strictly by appointment only through Fleurets West & South Wales office on 0117 923 8090. Please note the premises are currently closed.

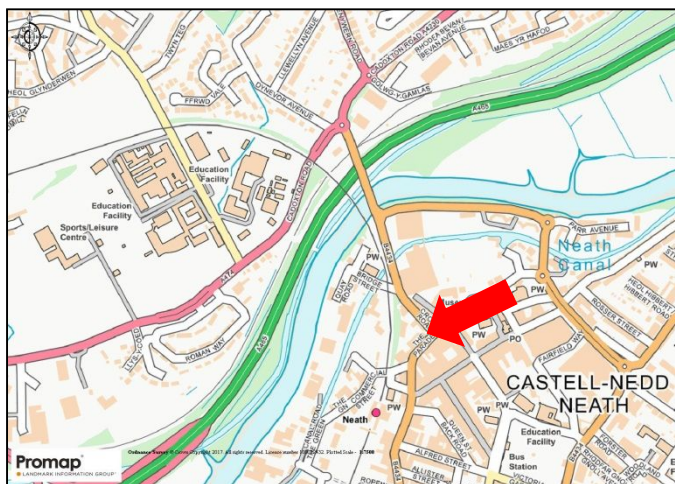
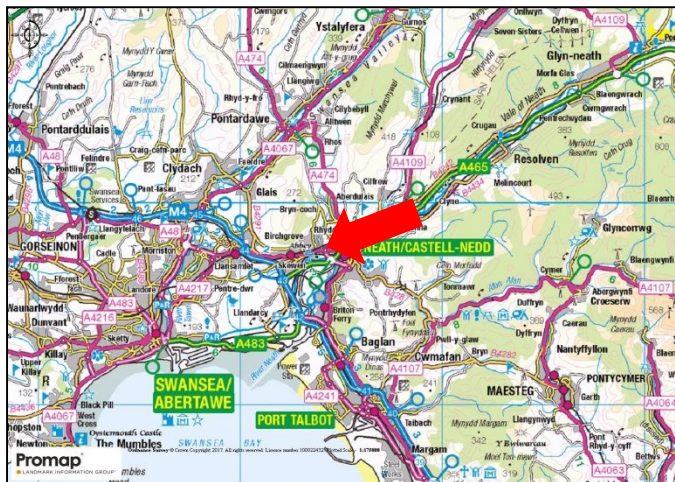
LOCATION

Kiwis is prominently positioned within Neath town centre. Neath has a population approaching 20,000 and the property is in close proximity to the main retail pitch. Neath is a popular town situated approximately seven miles north east of Swansea and Kiwis is located on a prominent junction position benefitting from high footfall.

DESCRIPTION

A corner double fronted property of brick construction under a pitched roof. The property is arranged over three storeys plus basement and provides open plan trade areas at ground floor, further commercial space at first floor and extensive living accommodation. There is an enclosed external trade area to the side.

LOCATION MAP



Ordnance Survey © Crown Copyright 2017. All rights reserved. Licence number 1000047722

TRADE

The premises have been operated under a lease and therefore no accounts are available. Kiwis occupies a prime town centre position and is well situated on the main leisure circuit within Neath and close to the prime retail pitch. The property traded as a wet led venue with extended opening hours and is well configured to continue as such or for the potential to introduce the food trade. There is the added benefit of external trade areas.

No trade is warranted or sold. Licensed trade experience and appropriate qualifications will be required.

ACCOMMODATION

Ground Floor

The ground floor is arranged as an open plan trade area with a mix of loose and booth seating. There is currently a DJ booth within the ground floor and a large bar servery. Access is provided from the main trade area to both The Parade and to the external seating area.

First Floor

This is currently configured to provide customer toilets, function room and storage areas.

Second Floor

Arranged as domestic accommodation comprising two double bedrooms, a further single bedroom, domestic kitchen, bathroom and lounge.

Basement

Provides a large temperature controlled beer store with additional storage areas.

External

To the side of the premises is an enclosed courtyard providing external trading areas.

TENURE

A new free of tie lease is available on terms to be negotiated. The guide rent is £32,500 per annum.

LICENCE

A premises licence prevails, the main licensable activities being:

Sale of alcohol; recorded music:

Sunday to Friday 12:00 - 02:00

Saturday 12:00 - 03:00

Live music; dancing:

Monday to Sunday 12:00 - 02:00

BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Neath & Port Talbot Council. The VOA website shows the property has a 2017 Rateable Value of £36,750.

The domestic accommodation is within Band B for council tax purposes.

SERVICES

We are advised the premises are connected to all mains services.

REQUIRED CAPITAL

Applicants must be able to demonstrate a minimum capital of circa £20,000 to cover the purchase of the Landlord's inventory, stock and glassware at valuation, pay one quarter's rent and insurance and also cover legal fees, Stamp Duty and working capital. A deposit will be required equivalent to three months' rent including an amount equivalent to VAT.

APPLICATION PROCEDURE

Applicants are requested to complete a standard Criterion Asset Management application form and provide a business plan, cash flow forecast and evidence of funding prior to interview. To obtain an application form please contact Fleurets West & South Wales office on 0117 923 8090 or email bristol@fleurets.com

Reflections House, 26 Oakfield Road, Clifton, Bristol BS8 2AT
T 0117 923 8090
E bristol@fleurets.com
fleurets.com - Our Reference: W-93757

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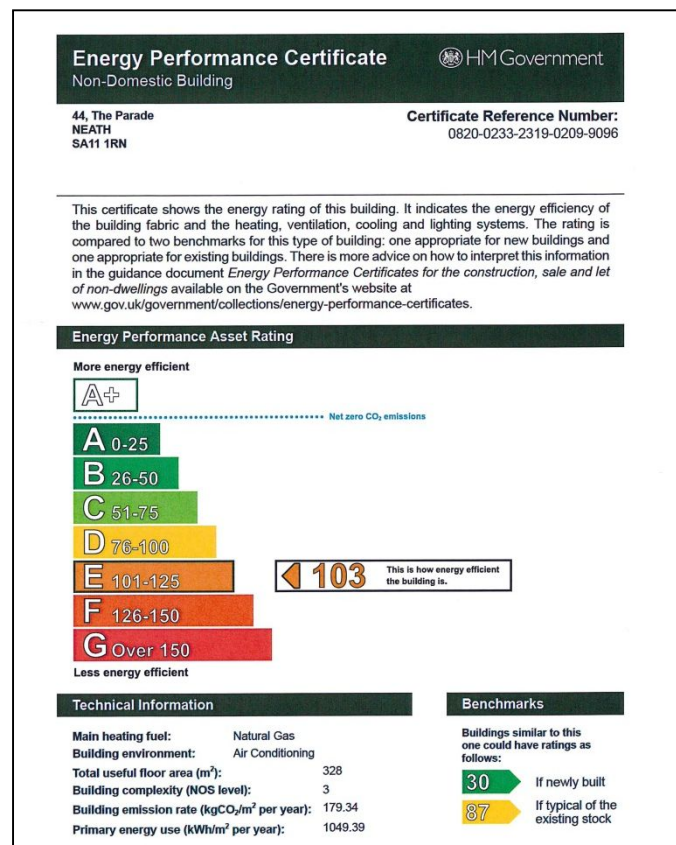
ADDITIONAL INFORMATION

- i) The lessee will be responsible for a contribution toward the Landlord's reasonable legal costs.
- ii) All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

VAT

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EPC



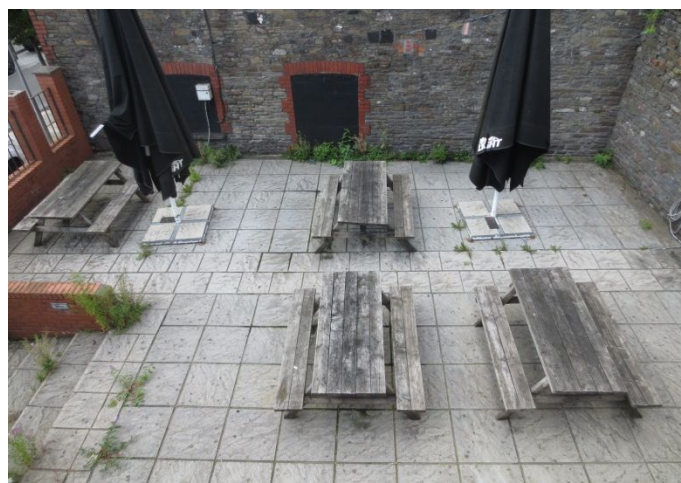
FURTHER INFORMATION

For further information please contact: Kevin Conibear at our Bristol office on 0117 923 8090 or email bristol@fleurets.com

DISCLAIMER

Fleurets Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants

should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Fleurets Limited has any authority to make or give any representation or warranty whatever in relation to this property.



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