

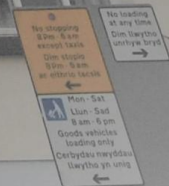
Commercial

**hrt**  
herbert r thomas

7D The Parade

Neath  
SA11 1RB

[hrt.uk.com](http://hrt.uk.com)



# 7D The Parade

£4,000PA

## Energy performance certificate (EPC)

First Floor Office 7D The Parade Neath SA11 1RB	Energy rating <b>E</b>	Valid until: 14 September 2032 Certificate number: 4407-2462-4338-1722-3466
<b>Property type</b>	B1 Offices and Workshop businesses	
<b>Total floor area</b>	47 square metres	

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/domestic-private-rented-property-minimum-energy-efficiency-standards-and-guidance) (<https://www.gov.uk/government/publications/domestic-private-rented-property-minimum-energy-efficiency-standards-and-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is E.

First floor suite of rooms previously utilised as Offices/Stores situated adjoining the main access road through Neath Town Centre. Suitable for a variety of commercial uses subject, if necessary, to any local authority planning consent being obtained. The Property is mostly double glazed.

### Communal Ground Floor And First Floor Landing.

**First Floor Suite of rooms** - 447sq ft Front Room - 15ft x 14ft Front Room - 15ft x 9ft windows to front and rear Rear Room 12ft x 8ft6 Cloakroom - with WC and wash hand basin

### Rating Assessment

**Rateable Value** - £3700.00 No rates currently payable as small business rates relief applies. Interested parties should verify with Neath Port Talbot County Borough Council Business Rates Department.

Please note adjoining suite of rooms - 7C Also available

### Tenure

Freehold

### Services

All Mains Services except gas.

Council tax band

EPC Rating E

### Directions

Sat Nav Users - SA11 1RB

Viewing strictly by appointment through Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

Commercial

**hrt**  
herbert r thomas

33 Alfred Street, Neath, West Glamorgan,  
SA11 1EH,  
01639 639541  
[neath@hrt.uk.com](mailto:neath@hrt.uk.com)

**hrt** Est. 1926



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.