

Commercial

hrt
herbert r thomas

Ground Floor 10
Alfred Street
Neath

SA11 1EF

hrt.uk.com



Ground Floor 10 Alfred Street

£500 PCM



Energy performance certificate (EPC)

GROUND FLOOR 10 ALFRED STREET NEATH SA11 1EP	Energy rating D	Valid until: 27 March 2032 Certificate number: 3397-2129-9066-0059-4804
---	---------------------------	--

Property type
B1 Offices and Workshop businesses

Total floor area
53 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read guidance for landlords on the regulations and exemptions
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/101618/Non_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf

Energy efficiency rating for this property

This property's current energy rating is D.

A Middle terraced office premises at Alfred Street Neath located within the Town Centre, a short travelling distance from the A465 Neath-Abergervenny Trunk Road, Jct 43 of the M4 Motorway and all local centres of employment and recreation. The property is suitable for a variety of commercial purposes, subject, if necessary, to Local Authority Consent being obtained The property enjoys the benefit of gas central heating and double glazing.

GROUND FLOOR

COMMON ENTRANCE HALL

With doors to ground floor and first floor areas

GROUND FLOOR OFFICE 313 sq ft (29 sq m)

WC off REAR STORE AREA 123 sq ft (11.46 sq m) 11.46 m

STAFF KITCHEN 38 sq ft (3.53 sq m)

EXTERNALLY Small rear yard

RATING ASSESSMENT GROUND FLOOR Rateable value £4250

Tenure

Leasehold

Services

ALL MAIN SERVICES

EPC Rating D

Directions

Travelling into Neath along Windsor Road, turn right into Alfred Street, the property is located in the left hand side.



Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

Commercial

hrt
herbert r thomas

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
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.