

## Ground Floor 10 Alfred Street

## £500 PCM



# Energy performance certificate (EPC)



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 sp 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

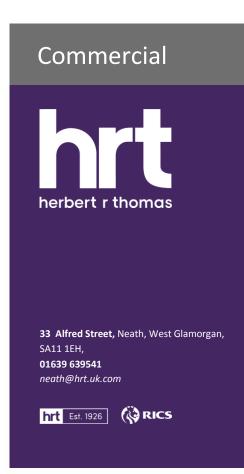
#### Directions

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



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.