

Commercial

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Ground Floor 23  
Windsor Road  
Neath

SA11 1NB

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# Ground Floor 23 Windsor Road

£1,100 PCM



## Situation and Description

A spacious ground floor premises situated on the main access road to the town centre at the junction of Windsor Road and Allister Street. The premises has until recently been occupied by Tai Tarian as offices but could be suitable for a variety of enterprises subject, if necessary, to any local authority planning consent being obtained. The property enjoys the benefit of gas central heating, double glazing, fitted carpet and blinds.

## Mainly open plan office area:

1,335ft<sup>2</sup> (124m<sup>2</sup>) Double doors to Windsor Road, single door to Allister Street, access to cellar.

**Kitchen:** Sink Unit, fitted wall and base units.

Two disabled WCs

## Rating Assessment:

### Rateable Value:

£9,600 – interested parties should make enquiries with Neath Port Talbot County Borough Council Business Rates Department to determine the amount of Rates payable per annum

## Tenure

Terms and Tenure: Our client's interest is available by way of a new effective Internal Repairing and Insuring Lease.

## Services

All Mains Services

EPC Rating C

Viewing strictly by appointment through  
Herbert R Thomas

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

**hrt** Est. 1926



## Energy performance certificate (EPC)

23 Windsor Road SA11 1EH	<b>C</b>	Valid until: 6 November 2032 Certificate Number: 952-914-8731-8863-8861
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Property type	A1/A2 Retail and Financial/Professional services
Total floor area	287 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 from \[www.gov.uk/government/consultations/energy-ratings-for-commercial-buildings\]\(https://www.gov.uk/government/consultations/energy-ratings-for-commercial-buildings\)](https://www.gov.uk/government/consultations/energy-ratings-for-commercial-buildings)

### Energy efficiency rating for this property

This property's current energy rating is C.



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.