

Commercial

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herbert r thomas

38 Windsor Road
Neath, Neath Port Talbot,
SA11 1LU

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38 Windsor Road

£15,600 PER ANNUM

A well established, middle terrace restaurant/bar located on Windsor Road on the periphery of Neath Town Centre, convenient to all local amenities, a short travelling distance from the A465 Neath - Abergavenny Trunk Road, Junction 43 of the M4 Motorway and all local centres of local employment and recreation.



Situation and Description

A well established, middle terrace restaurant/bar located on Windsor Road on the periphery of Neath Town Centre, convenient to all local amenities, a short travelling distance from the A465 Neath - Abergavenny Trunk Road, Junction 43 of the M4 Motorway and all local centres of local employment and recreation. The property benefits from having gas central heating, partial double glazing, a security alarm and CCTV.

The "rustic" style accommodation is over three floors.

Ground Floor

Bar 428 sq ft (39.80 sqm) – 18ft (5.48m) frontage incorporating entrance lobby with roller shutter door, part glazed door to bar, feature turned staircase to first floor, disabled W/C, part glazed double doors leading to Restaurant, staircase leading to Lower Ground Floor.

Bar equipment includes: Coffee Machine, Glass Washer, Ice Machine, Wine and Shorts Cabinets, Cold Display Cabinet, Cash Register, Bar Seating and Tables.

Restaurant 435 sq ft (40 sqm) seating for approx. 30 persons, serving hatch to kitchen, two wall mounted television screens.

Kitchen/Preparation Area 182 sq ft (16.66 sqm) suspended illuminated ceiling, part UPVC panelling, part stainless steel panelling and part tiling to walls, door to rear exterior.

Fixtures and Equipment to Kitchen/Preparation Area: Two Stainless Steel Sink Units, Two Stainless Steel Washing Up Bowls, Recessed Stainless Steel Shelving, Combi-Turbo Fan Oven, Dumb Waiter to First Floor Six Burner Gas Cooker with Overhead Grill and Extractor Canopy, Cobra Griddle, Deep Fat Fryer, Chip Fryer, Four Stainless Steel Hot Cupboards.

Washing Up/Food Storage Area with access off rear yard – 122 sq ft (11.40 sqm) part UPVC panelling to walls, stainless steel double drainer sink unit with washing hose.

Equipment to Washing Up/Food Storage Area: Dishwasher, Two Refrigerators, One Freezer, Free Standing Racking.

Lower Ground Floor tiled floors. Hallway with recess cupboard and understairs cupboard Ladies and Gents W/C's Beer Cellar 88sq ft (8 sq m) off Gents W/C

Access from Ground Floor Bar Area via ornate turned staircase to

First Floor Restaurant/Bar Area 680 sq ft (63 sqm) incorporating stairwell with gallery area, seating for 30 persons, bar with drinks refrigerator, wall mounted television screen, external fire escape staircase.

Office Area to Rear of Restaurant/Bar 80 sq ft (7.43sqm) access to dumb waiter.

Small Rear Yard with pedestrian access to rear lane via secure gate.

Services All mains services

Rating Assessment Ratable Value £7,100 – partial Small Business Rates Relief applies – interested parties are advised to make enquiries with Neath Port Talbot County Borough Council, Business Rates Department.

Tenure Freehold

Our clients interest is available via a new full repairing and insuring lease.

Asking rent £15,600 per annum





Directions

SAT NAV USERS: SA11 1LU

Tenure

Freehold

Services

All mains services

EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926



Energy performance certificate (EPC)		
Property 33 Alfred Street NEATH SA11 1LU	Energy rating D	Valid until: 9 February 2029 Certificate number: 096-8731-6099-9479-0002
Property type	A1/A1&S Restaurant and Cafes/Drinking Establishments and Hot Food takeaways	
Total floor area	207 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's current energy rating is D.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

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.