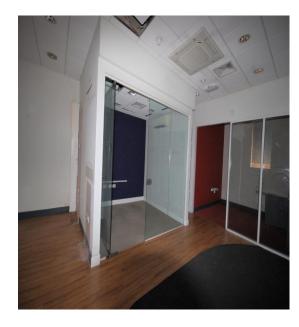


### 30-32 Station Road

Asking price £400,000



# Energy performance certificate (EPC)



Energy rating and score

This property's current energy rating is D

A substantial three storey end terrace premises previously utilised by HSBC, with the banking area to the ground and upper ground floors with the first and second floors being ideally suitable for conversion into four self contained flats, subject to the necessary Local Authority Planning Consent being obtained. The property is located adjoining the main road to the Town Centre, near the Port Talbot Railway Station, the bus station,M4 Motorway and all local centres of employment and recreation.

Ground Floor Main Banking Hall incorporating

Interview Room 78.5sqm (845sqft) double entrance doors, serving counter Room adjoining

Main Banking Hall with glazed partition 11.70sqm (126sqft)

Room to Rear 8.30sqm (90sqft)

Room to Rear 8.30sqm (90sqft)

Internal Hallway

Rear Corner Room off Hallway 17sqm (184sqft)

Internal Room off Hallway 7sqm (76sqft)

L-Shaped Room to Rear of serving counter 76.50sqm (823sqft)

Kitchen off above 16.20sqm (174sqft) sink unit, fitted wall and base units, fire escape door to rear exterior Corridor from L-Shaped Room leading to

Post Room 5sqm (54sqft) Strong Room 19.40sqm (209sqft)

Room to Rear of above 12.80sqm (137sqft)

Rear Room 24.50sqm (264sqft) frosted glazed window, boiler serving central heating and domestic hot water, staircase to

Upper Ground Floor Room 38sqm (411sqft) double fire escape doors leading to external staircase

Ladies and Gents W/C's Net Internal Area 323sqm (3,483sqft) approx.

External Door from Rear Exterior leading via stairs to First and Second Floors First Floor – left hand side – facing Station Road

Front Room 17.40sqm (187sqft) Rear Room 8sqm

Front Room 10sqm (113sqft)

Hallway with staircase leading to

Second Floor - left hand side - facing Station Road

Front Room 13sqm (135sqft)

Front Room 12sqm (125sqft)

Rear Room 8.70sgm (94sgft) Former Bathroom

Front Landing with two Store Rooms off

Rear Landing with former W/C off

First Floor – right hand side – facing Station Road Front Room 38sqm (408sqft)

Rear Room 11sqm (120sqft) Former Kitchen 6sqm (63sqft) – sink unit Staircase from first floor landing leading to

Second Floor – right hand side – facing Station Room Front Room 13sqm (138sqft)

Front Room 13sqm (138sqft) Rear Room 8sqm (86sqft) Inner Hallway with two walk in store areas (one former bathroom) Rear Landing with Former W/C off

Externally multiple car parking area to rear

Rating Assessment Ratable Value £23,750 – interested parties are requested to make further enquiries with Neath Port Talbot County Council Business Rates Department.

#### **Tenure**

Freehold

#### **Services**

All Mains Services – air conditioning to Ground Floor, partial double glazing.

Council tax band EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

## Commercial



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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.