

Commercial

**hrt**

herbert r thomas

7c The Parade

Neath

SA11 1RB

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7c The Parade

£4,000 PA

## Energy performance certificate (EPC)

7C THE PARADE NEATH SA11 1RB	Energy rating <b>E</b>	Valid until: 21 September 2030 Certificate number: 2813-4221-9982-0284-2269
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### Property type

A1/A2 Retail and Financial/Professional services

### Total floor area

32 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](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is E.

First floor suite of rooms, situated on a prominent corner site, being part of 7 The Parade, Neath, alongside the main access road through Neath Town Centre suitable for a variety of Commercial purposes, subject if necessary to Local authority planning consent being obtained. The majority of the rooms are double glazed.

### Accommodation

Ground Floor -Common entrance hall leading to the First floor.

First Floor - 7c Entrance hall with cloakroom off, with hand basin and WC

Front Room 185 square feet (17.2 square meters) through to

Front Room 152 square feet (14 square meters)

Rear Room 65 square feet (6 square meters) with sink unit and water heater

### Rating Assessment

Rateable value £3750 - small business rate relief applies- no rates currently payable. Interested parties should check with Neath Port Talbot County Borough Council Business Rates Department.

The premises available by the way of a new effective repairing and insuring lease-asking rent £4000 PA

Please note adjoining suite of rooms – 7D also available.

### Tenure

Freehold

### Services

Main supplies of Water and Electricity, Drainage to main sewer

### EPC Rating

E

### Directions

For Sat Nav Users Postcode - SA11 1RB

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



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.