

## 49 New Road

Asking price **£194,000** 

The premises is situated in the main retailing location of the village of Skewen approximately two miles west of Neath town centre a short travelling distance from junctions 43 and 44 of the M4 motorway, the A465 Neath-Abergavenny trunk road, the City of Swansea all local centres of employment and recreation including the Gower Peninsula.

Three storey four bedroom mid terrace property

Situated in the village of Skewen

Commercial premises to the ground floor

Large enclosed rear garden

House EPC: C

Commercial Unit EPC:



The subject property comprises a substantial three storey mid-terrace, four bedroom house with adjoining self contained ground floor retail unit which is currently occupied and let to private individuals trading as Sweet Delights which produces a current rent passing of approximately £330pcm (£3,960pa).

The spacious living accommodation enjoys the benefit of gas central heating and double glazing and there is vehicular access to the rear off Caenant Terrace.

Accommodation:

Commercial Accommodation:

Ground Floor:

Sales Area: 260ft<sup>2</sup> Shop Frontage: 14 ft Shop Depth: 15.80ft Staff

Kitchen off: 11.32ft x 8ft WC Facilities

Residential Accommodation:

Ground Floor: UPVC exterior door leading to Entrance Hall with stairs to First Floor and Basement, internal door to commercial

Accommodation Lounge: - 16.43ft x 12.20ft Bay window to front

Kitchen/Dining Room: 20.27ft x 10.85ft

Sink unit, fitted wall and base cupboard and drawer units including built in electric oven, hob with extractor, dishwasher and washing machine. Double aspect windows affording panoramic views.

Cloakroom: with low level WC and wash hand basin.

Basement/Lower Ground Floor:

Gross Internal Area:  $917 \mathrm{ft^2}$  Store 1:  $15.64 \mathrm{ft} \times 11 \mathrm{ft}$  Stairs to ground floor door to rear garden

Store 2:

 $15.48 ft \times 9.84 ft$  Workshop:  $22 ft \times 15.54 ft$  Wall mounted, gas fired combination boiler, access to

Store 3: (rear): 20.73ft x 11ft Door to rear garden, WC off

First Floor:

Landing:

Recessed cupboard

Four Bedrooms:

Front: 16ft x 10.70ft Full wall length fitted wardrobes.

Front: 16ft x 10.70ft Rear: 12.10ft x 9.54ft

Rear: 8.80ft x 6.26ft

Bathroom and WC:

Walls part tiled, fitted three piece suite, recessed cupboard Separate shower with electric shower unit

Externally: Open forecourt, large enclosed rear garden with lawns, borders and patio. Double entrance gates to secure driveway off Caenant Terrace, two store sheds and greenhouse

Rating Assessment:

Rateable Value: effective from 1st April 2023 £3,800. Small business rates relief applies – interested parties should make enquiries with Neath Port Talbot County Borough Council Business Rates Department to verify this information.







### Directions

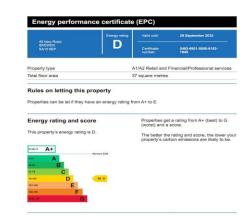
SATNAV USERS: SA10 6EP

### Tenure

Freehold

### Services

All main services to living accommodation Council Tax Band A EPC House- C Shop-D



Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

# Commercial



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