

hrt
herbert r thomas

49 New Road
Skewen

Neath

SA10 6EP

hrt.uk.com



49 New Road

Asking price **£185,000**

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: D



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: 260ft²

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: 917ft²

Store 1: 15.64ft x 11ft Stairs to ground floor door to rear garden

Store 2: 15.48ft x 9.84ft

Workshop: 22ft x 15.54ft 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. Council Tax: Band A

EPC:





Directions

SATNAV USERS: SA10 6EP

Tenure

Freehold

Services

All main services to living accommodation

Council Tax Band A

EPC Rating

House: C Commercial Unit: D

Viewing strictly by appointment through Herbert R Thomas

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Energy performance certificate (EPC)			
43 Reed Road SA10 6EP	Energy rating D	Valid until: 29 September 2032	Certificate number: 6182-6911-9999-0183-7642
Property type	A1/A2 Retail and Financial/Professional services		
Total floor area	37 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 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.