Commercial

herbert r thomas

37-38 Alfred Street

Neath

SA11 1EH

hrt.uk.com

37-38 Alfred Street

Asking price £170,000

A spacious double fronted office/workshop premises situated within walking distance of the main retail area in Neath town centre. There are various offices in Alfred Street comprising, Estate Agents, Solicitors, Architects ,Financial Services Providers etc. The main line Swansea- Paddington railway station and large bus Station are nearby, the A465 Neath- Abergavenny trunk road and Junction43 of the M4 Motorway are within a short travelling distance

An extended three storey (inc. attic) double fronted multi-let office building

Net internal area - 187.20 SQ.M (2,015.02 SQ FT)

Established professional sector within Neath Town Centre

Part Let in producing a current rent of £7000 Per Annum

The property comprises two middle terrace office buildings interlinked internally over two floors with various sized rooms including Staff Kitchen and WC facilities over both ground and first floor. The ground floor and part first floor offices are currently occupied by Age Connects for a term of five years from 1st November 2023 at a current rent of £7000 per annum exclusive of Rates. The remainder of the first floor together with two attic rooms are currently vacant (June 2024) but are available to rent.

Accommodation: 37 Alfred Street:

Ground Floor:

Entrance Porch leading to

Entrance Hall with security door to first floor and access to number 38 Alfred Street, doors to

Front Office: 4.58m x 3.47m

Rear Office: 4.84m x 3.41m with door to

Waiting Room: 4.14m x 3.38m with door to Rear Garden, door to Staff

Kitchen: 3.38m x 1.39m with door to two WC facilities

Net Internal Area: 88.03m² (947.55ft²)

First Floor:

Landing with stairs to ground floor, access to number 38 Alfred Street, doors to

Front Office: 5.83m x 3.68m

Middle Office: 3.89m x 3.20m

Rear Office: 4.47m x 2.28m

Staff Kitchen: 3.34m x 1.45m with door to Store Area and WC:

Net Internal Area: 43.65m² (469.84ft²)

Second Floor/Attic: 5.32m x 3.77m access off first floor landing

Net Internal Area: 18.62m² (200.42ft²)

38 Alfred Street:

Ground Floor:

Hallway with staircase to first floor, access to number 37 Alfred Street, doors to

Front Office: 4.69m x 3.57m

Middle Office: 3.82m x 3.53m Store Cupboard:

Rear Corridor with doors to Customer Waiting Area and Rear Garden, door to:

Rear Office: 3.79m x 2.23m

Net Internal Area: 38.56m² (415.05ft²)

First Floor: Landing with stairs to ground floor, access to number 37 Alfred Street, doors to

Front Office: 4.75m x 3.78m

Rear Office: 3.06m x 3.01m

Net Internal Area: 25.22m² (271.46ft²)

Second Floor/Attic: 4.72m x 2.70m access off first floor landing

Net Internal Area: 11.68m² (125.72ft²)

Externally: Garden area to rear.

Rating Assessment:

Rateable Value:

Ground: 37-38 and First Floor (38): £7,600.

Ground Conference (37): £1,475

First Floor (37): £4,650

Second Floor (37): £540 I

Interested parties should make enquiries with Neath Port Talbot County Borough Council Business Rates Department to determine the amount of rates payable.

Directions

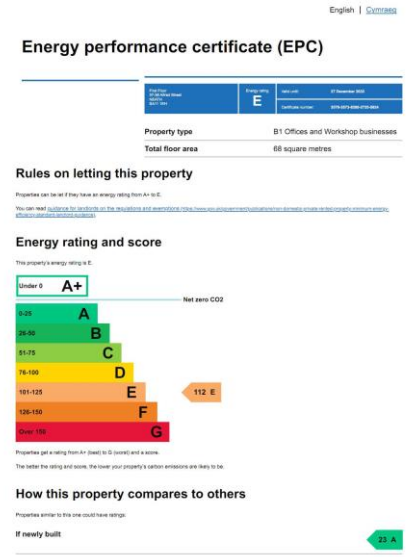
For Sat Nav users Postcode - SA11 1EH

Tenure

Freehold subject to the occupational lease of Age Connects (as at June 2024)

Services

All Mains Services - except Gas Partial space heating via electric wall mounted radiators
EPC Rating
Ground Floor 37-38 D98
First Floor 37-38 E112



English | Cymraeg

Energy performance certificate (EPC)

Property type	B1 Offices and Workshop businesses
Total floor area	68 square metres

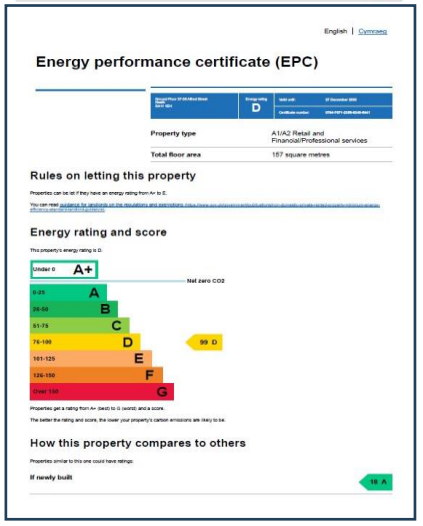
Rules on letting this property

Energy rating and score

Under 0 A+
0-25 A
26-50 B
51-75 C
76-100 D
101-125 E
126-150 F
Over 150 G
Net zero CO2
112 E

How this property compares to others

If newly built
23 A



English | Cymraeg

Energy performance certificate (EPC)

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	187 square metres

Rules on letting this property

Energy rating and score

Under 0 A+
0-25 A
26-50 B
51-75 C
76-100 D
101-125 E
126-150 F
Over 150 G
Net zero CO2
99 D

How this property compares to others

If newly built
18 A

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.