

# hrt

herbert r thomas

22 Queen Street  
Neath

SA11 1DL

[hrt.uk.com](http://hrt.uk.com)

**KETO-PRO**  
FUELLED BY FAT

**LOW CARB & COFFEE**  
HEALTH STORE & SHOP   
[www.theketopro.com](http://www.theketopro.com)



10711



22 Queen Street

£125,000

A Middle Terraced Premises situated within the pedestrianized area of Neath Town Centre, close to local amenities, a short travelling distance from the A465 Neath/Abergavenny trunk road, junction 43 of the M4 motorway and all local centers of employment and recreation.

The property enjoys the benefit of partial gas central heating together with multi vehicle parking to the rear.

**ACCOMMODATION**

**GROUND FLOOR**

**RETAIL AREA** (970 square ft (90 Square meters) 18ft (5.50 m) Frontage: Central door and two display windows , staircase to first floor, under stairs cupboard,

**STORE ROOM/KITCHEN** (384 square feet ) ( 35.67 square meters). Sink unit, boiler serving central heating and domestic hot water . Door to rear exterior

**CLOAKROOM-** Wash hand basin with WC.

**FIRST FLOOR**

**FRONT AREA** (1000 square feet ) ( 83 square meters)

**REAR AREA** (414 square feet ) ( 38.46 square meters) Door to Fire Escape

**EXTERNALLY**

Multiple vehicle parking with access off Queen Street, Back Lane.

**RATING ASSESSMENT**

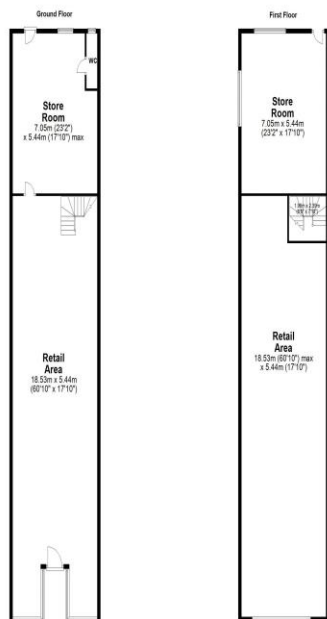
**RATEABLE VALUE** £11,500- Partial small business rate relief applies. Interested parties should contact Neath Port Talbot Business Rates Department

**Tenure-** Freehold

**Services – All Mains Services / Security Alarm.**

Viewing strictly by appointment through Herbert R Thomas

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**Energy Performance Certificate** HM Government  
 Non-Domestic Building  
 22, Queen Street  
 NEATH  
 SA11 1DL  
 Certificate Reference Number:  
 0960-0631-8419-9207-0002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building; one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Net zero CO<sub>2</sub> emissions

70 This is how energy efficient the building is.

**Technical Information**

Main heating fuel:	Gas (Supplied Electricity)
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	282
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	90.24
Primary energy use (kWh/m <sup>2</sup> per year):	531.18

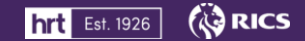
**Benchmarks**

Buildings similar to this one could have ratings as follows:	21
If newly built	21
If typical of the existing stock	70



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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.