Commercial



184 New Road Skewen SA10 6HE hrt.uk.com



184 New Road

Asking price **£160,000**

A spacious mid terraced commercial/residential premises situated in the centre of the village of Skewen

> Mid Terraced Commercial/Residential Premises

Situated in the centre of the Village of Skewen

Ground Floor recently utillised as a hairdressing/beauty salon

First Floor two bedroomed flat



A spacious mid terraced commercial/residential premises situated in the centre of the village of Skewen close to local amenities a short travelling distance from the towns of Neath and Port Talbot, the City of Swansea, junctions 43 and 44 of the M4 motorway, the A465 Neath-Abergavenny trunk road, and all local centres of employment and recreation.

The ground floor has until recently been utilised as a hairdressing/beauty salon but could be suitable for a variety of commercial uses subject, if necessary, to any local authority planning consent being obtained.

The first floor two bedroomed flat has a separate access from the rear. The property has the benefit of gas central heating and the majority is double glazed.

The property is suitable for investment purposes.

Accommodation:

Commercial Accommodation:

Ground Floor:

Salon:

459ft² Central door, two display windows to front

Split level floor

Inset lighting

Reception Counter

8 stations with seats and mirrors,

2 backwash basins to rear with water heaters

Recessed store room

Inner Hall:

Cloak room with handbasin and WC Tiling to floor and walls

Kitchen:

5ft x 4.4ft 1.5 bowl sink unit Tiled floor

Beauty Room:

 $9\mathrm{ft}$ x 6.7ft (maximum) Handbasin and recessed cupboard with boiler, plumbing for washing machine

Rear Hall: Door to rear exterior

Residential Accommodation:

First Floor: Flat accessed from rear door to

Living Room/Kitchen:

25.4ft x 9.6ft Part tiled floor, circular sink unit, built in electric oven and hob, fitted wall and base cupboards and drawer units, plumbed for automatic washing machine, boiler serving central heating and domestic hot water.

Half frosted glazed door to rear exterior.

Inner Hall:

Storage cupboard

Front Bedroom:

15.9ft x 7.5ft

Front Bedroom:

14.6ft x 5.5ft

Shower Room

Tiled floor walls part tiled, fitted pedestal wash hand basin, low level WC and shower, heated towel rail

Externally:

Forecourt, rear courtyard with Shed, leading to 2 vehicle parking spaces off rear

Rating Assessment:

Rateable Value: Ground Floor Salon \pm 6,000. Small business rates relief currently applies – interested parties should make enquiries with Neath Port Talbot County Borough Council Business Rates Department to verify this information.







Directions

SAT NAV USERS SA10 8HD

Tenure Freehold- With Vacant Possession

Services

All Main Services Council Tax Band A EPC Rating Ground Floor - C First Floor D

Score Energy rating Current Potential 92+ A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G

Energy performance certificate (EPC)

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Energy rating and score



The better the rating and acore, the lower your property's carbon emissions are

How this property compares to others

Properties suntar to this one could have ratings:

Viewing strictly by appointment through Herbert R Thomas

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Commercial



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