

Commercial

**hrt**  
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49 Windsor Road  
Neath, Neath Port Talbot,  
SA11 1NG

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49 Windsor Road

Asking Rent

£800PCM



### Situation and Description:

A very well presented middle terrace commercial premises situated adjoining the main access road into Neath town centre a short travelling distance from the A465 – Neath – Abergavenny trunk road, junction 43 of the M4 motorway and all local centres of employment and recreation.

The premises has until recently been utilised as a hairdressers/beauty salon but could be suitable for a variety of purposes subject, if necessary, to any local authority planning consent being obtained. It benefits from having gas central heating, double glazing, a CCTV security/alarm system, wired in smoke alarms and Amtico flooring.

### Accommodation:

#### Ground Floor:

Entrance Hall part glazed exterior door staircase to first floor

Salon area – 22'9" x 12' maximum – under window recessed cupboards, understairs cupboard, inset ceiling lights, wall lights, three wall mirrors, bench seating, double radiator

Rear Room – 8' x 7' maximum – double radiator, back wash with chair, shelved cupboard, part frosted glazed door to rear exterior

Cloakroom – with hand basin and WC

Kitchen – sink unit, fitted wall and base units, refrigerator

### First Floor:

Landing – Double radiator

Front Room: 13' x 11'4" maximum – handbasin, two double glazed windows

Rear Room: 10'4" x 6' - double radiator, wash hand basin, frosted glazed fire escape window to rear

Cloakroom – with hand basin and WC, wall mounted boiler serving central heating and domestic hot water

### Externally:

Canopy area with lighting leading to open patio, shed with light and power, rear bark border area

### Business Rates:

Rating assessment Rateable Value £3,400 – small business rates relief currently applies. Interested parties should make enquiries with Neath Port Talbot County Borough Council Business Rates Department.

### Tenure

Freehold

### Services

All main services

EPC Rating C



Viewing strictly by appointment through  
Herbert R Thomas

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