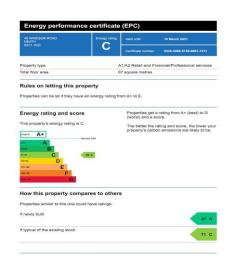


49 Windsor Road Asking Rent

£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

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.