

Commercial

**hrt**  
herbert r thomas

96 Windsor Road  
Neath

SA11 1NR

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96 Windsor Road

£6,950 PER ANNUM

Middle terrace premises situated adjoining the main access road into Neath town centre just off the A465 Neath-Abergavenny trunk road a short travelling distance from Junction 43 of the M4 motorway.

The property is currently utilised as offices but could be suitable for a variety of purposes subject, if necessary, to the necessary planning consent being obtained. The property is double glazed.

Accommodation:

Ground Floor:

Front Office/Reception Area:

23.5ft x 12.3ft Reception counter

Rear Kitchen Area:

10ft x 8ft Sink unit with electric water heater, worktop WC off

First Floor:

Front Office:

14.2ft x 10.3ft

Rear Office:

11.8ft x 11ft

Externally:

Rear Store Shed.

Rating Assessment:

Rateable Value

**£3,900 – small business rates relief currently applies – interested parties should enquire with Neath Port Talbot County Borough Council Business Rates Department.**

The property is available to rent by way of a new full repairing and insuring lease.

Asking Rent: £6,950 per annum

### Services

All Mains Services except Gas

EPC Rating - TBC

Viewing strictly by  
appointment through  
Herbert R Thomas

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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.

