

Commercial

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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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