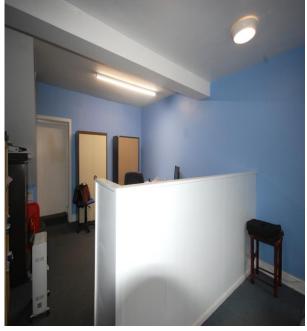
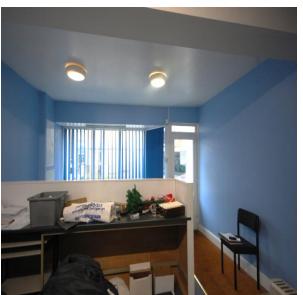


## 96 Windsor Road

£49,950





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.

## Services

All Mains Services except Gas EPC Rating - TBC

## Directions

SAT NAV USERS SA11 1NR

Tenure

Freehold

Please note there is evidence of knotweed encroachment at the rear of the property.

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com





33 Alfred Street, Neath, West Glamorgan, SA11 1EH, 01639 639541 neath@hrt.uk.com







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.