



### Drinking Establishment in SA11

Briton Ferry Road, Neath, Neath Port Talbot, SA11 1AR

**£90,000** Starting Bid

Tenure

**Freehold**

### Property features

- ✓ Former free house
- ✓ Vacant possession
- ✓ Freehold Property
- ✓ Living quarters on upper floor

## Arrange a viewing

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Branch Manager  
Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are pleased to offer to auction former three storey free house with owners accommodation.

The ground floor of the property is briefly comprised of a bar/lounge area. Lounge with male and female toilets. There is also a basement which contains a cellar.

The first floor of the property is currently comprised of three rooms, a function room with bar and a commercial kitchen. The first floor can be accessed via the rear of the building via a number of access points.

The top floor is comprised of one bedroom flat owners accommodation which contains a shower room, bedroom and a lounge.

Vacant Possession. Subject to the relevant consents may be suitable into residential or alternative use such as a restaurant.

Please note we have not inspected this property.

Price: Starting Bid £90,000

Property Type: Drinking Establishment

Business Type: Pubs

## Description

### Entrance

via pvc french doors into the hall.

### Hall

Doors into the bar area.

### Bar Area

19' 0" x 18' 10" (5.79m x 5.74m)

Double glazed window to the front aspect. Open to the seated area. Bar area with access to the first floor accessed via the bar area. Opening to the lounge.

### Seated Area

16' 4" x 14' 2" (4.97m x 4.31m)

Step up the darts area.

### Darts Area

10' 5" x 14' 2" (3.17m x 4.31m)

Frosted window to the side aspect. Door fire exit.

### Bar Lounge

24' 0" x 9' 8" (7.31m x 2.94m)

Double glazed window to the front aspect.

### First Floor Landing

Fire exit to the rear. Further staircase to the second floor.

### Lounge

9' 5" x 10' 8" (2.87m x 3.25m)

Double glazed window to the front aspect.

### Store Room/ Utility

9' 2" x 6' 2" (2.79m x 1.88m)

Double glazed window to the front aspect.



## Description

### Kitchen

13' 0" x 12' 5" (3.96m x 3.78m)

Double glazed window to the front aspect.

### Function Room

33' 0" x 15' 8" (10.05m x 4.77m)

Six skylights. Double glazed window to the side aspect. Bar area. Fire exit to the right hand side.



### Kitchen Two

11' 5" x 12' 8" (3.48m x 3.86m)

Fire exit to the rear.

### Second Floor Landing

Door to the shower room. Opening to the lounge. Door to the bedroom.

### Lounge

11' 10" x 16' 0" (3.60m x 4.87m)

Double glazed window to the front aspect. Skylight to the rear aspect.

### Bedroom

11' 10" x 9' 8" (3.60m x 2.94m)

Double glazed window to the front aspect. Skylight to the rear aspect.

### Shower Room

Skylight. A suite consists of toilet, shower cubicle and pedestal was hand basin.

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## Location

The subject property is located along Britton Ferry Road, Neath. The town centre is close by so the property is within walking distance to shops, train station and main bus station. Neath is popular for the Gnoll Park and a 10 minute drive to Aberavon Beach. The A465 and M4 motorway is a 2 minute drive so handy for commuters.



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## Tenure

Freehold - Title numbers: WA866964



## Council Tax

Band A



## EPC

Rating C



## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.





Briton Ferry Road, Neath, Neath Port Talbot, SA11 1AR

Contact your local branch today for more information on this property:

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