

89 and 89a WINDSOR ROAD NEATH | SA11 1NS

**HUNT &
THORNE**
CHARTERED SURVEYORS

ON THE INSTRUCTIONS OF GARETH STONES ACTING AS LIQUIDATOR OF STELLAR SPV LTD

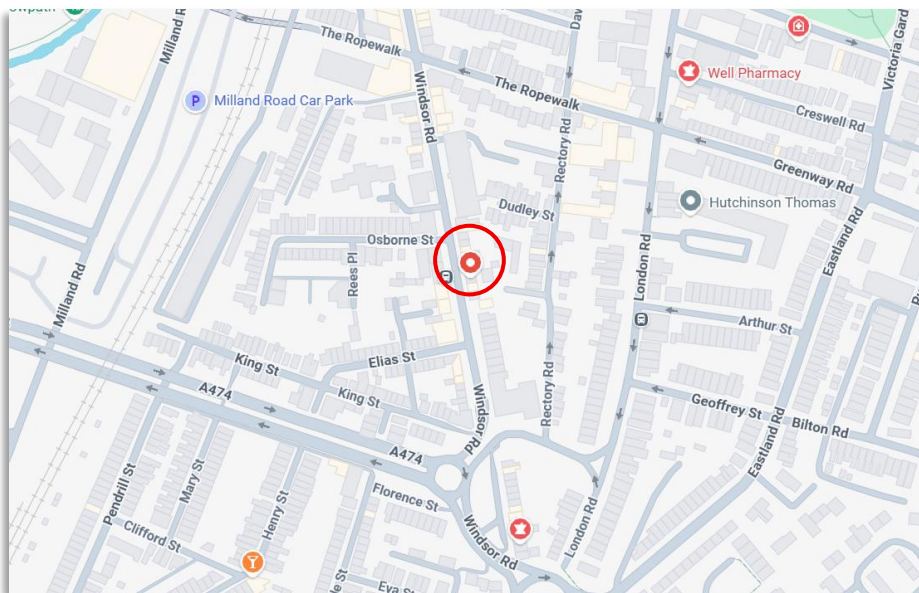


RETAIL & RESIDENTIAL FOR SALE

- GROUND FLOOR RETAIL
- FIRST FLOOR ONE BEDROOM FLAT
- PROMINENT ROADSIDE LOCATION
- FREEHOLD
- GF 67.27 SQ M (724 SQ FT)
- OFFERS IN THE REGION OF £105,000

LOCATION

The property is located on the upper part of Windsor Road, Neath, close to the main roundabout linking Alford Road and London Road. Good communications are provided to J43 of the M4 motorway, via the A485 Heads of the Valley road, dual carriageway.



DESCRIPTION

An end of terrace two storey property which comprises of a two storey pitched main building, two storey and single storey flat roof additions. The ground floor is a retail unit, with a side entrance leading to a metal external staircase to a one bedroom first floor flat.

ACCOMMODATION

Ground Floor	Sq M	Sq Ft	First Floor	
Front retail	29.87	322	Lounge	4.22m max x 4.42m max
Kitchen	7.70	83	Kitchen	2.53m max x 1.68m max
Four rear rooms	29.70	319	Bathroom	
			Bedroom	4.65 m max x 4.00m max
Total	67.27	724		

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9LA

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

RATEABLE VALUE AND COUNCIL TAX

We have been informed via an online enquiry with the Valuation Office, the property has been assessed as follows:

Ground floor rateable value: £4,350

First floor council tax band: A

TENURE

We have been informed that the property is held freehold.

PRICE

Offers in the region of £105,000.

EPC

To be provided.

ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole selling agents, Hunt & Thorne Chartered Surveyors.

JASON THORNE

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MATTHEW SIMS

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07825 372503

August 2026

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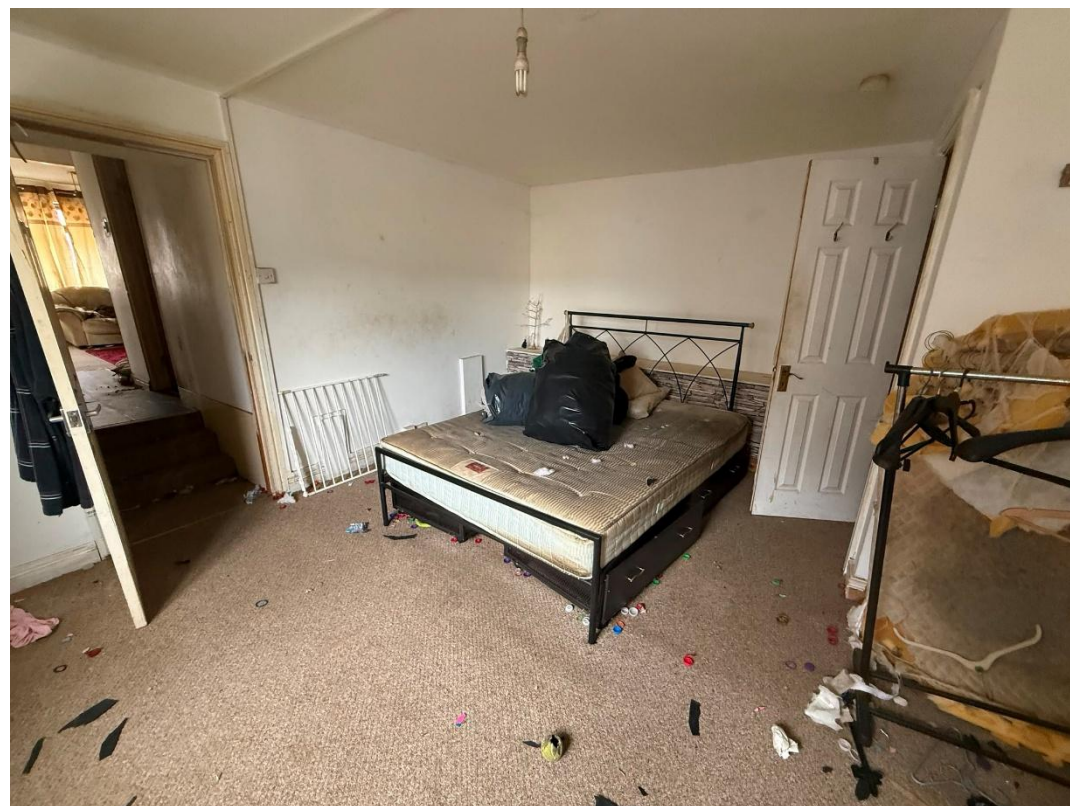
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