



49 Windsor Road, Neath, SA11 1NG

Refurbished To A High Standard A1 / A2 Retail Unit For Sale / May Let

Summary

Tenure	To Let / For Sale
Available Size	639.59 sq ft / 59.42 sq m
Rent	£12,000 per annum
Price	Offers in the region of £125,000
Service Charge	N/A
Rates Payable	£1,931.20 per annum
Rateable Value	£3,400
EPC Rating	C (58)

Key Points

- Town Centre Location
- Accommodation set over two floors
- Freehold Interest For Sale
- High spec, newly refurbished.
- Short Walk To Bus And Train Station

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Service Charge	N/A
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (58)

Description

Windsor Road comprises a mid terraced commercial property currently configured as a hair salon/beauty parlour across ground and first floor levels. The property could be suitable for a variety of uses, subject to planning.

The specification of the property is as follows;

- + UPVC double glazed windows
- + Fire alarm
- + Floor coverings
- + Downstairs W.C
- + LED lighting
- + Gas central heating
- + Kitchen facilities

Externally, the property has an enclosed rear garden.

Location

Windsor Road is positioned in close proximity to Neath town centre. The location offers excellent transport connectivity, with Neath railway station within easy reach, providing regular services to Swansea, Cardiff, and beyond. The A465 Heads of the Valleys Road and M4 motorway (Junction 43) are also nearby, ensuring straightforward commuter access across South Wales.

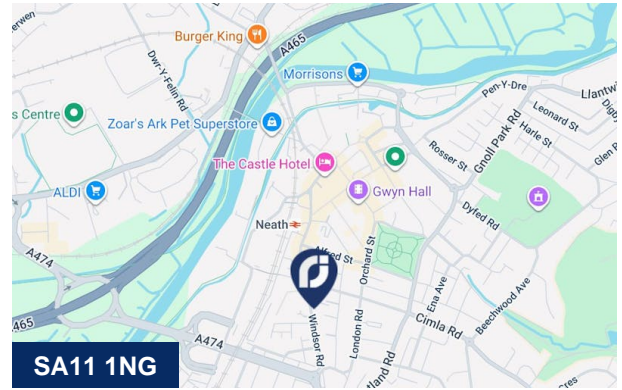
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail Zone A	238.53	22.16	Available
Ground - Retail Zone B	45.20	4.20	Available
Ground - Internal Storage	88.37	8.21	Available
1st - Internal Storage	267.48	24.85	Available
Total	639.58	59.42	

Terms

The property is available for sale as a freehold purchase; alternatively, our client may consider letting the property subject to agreeable terms.



Viewing & Further Information



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