



**35 Green Street**

Neath, SA11 1DB

**Freehold Sale £325,000**  
**Former Natwest Branch**

**4,521 sq ft**  
(420.01 sq m)

- Former Bank - Redevelopment Potential (Resi STP).
- Characterful Grade II Listed Property.
- Well Positioned at Junction.
- Open Plan Property, Suitable for a Range of Uses (subject to planning).
- Nearby Occupiers Include: Dominos, New Look, Specsavers, Lextan & HSBC Bank.

Summary

Available Size	4,521 sq ft
Price	£325,000
Rates Payable	£16,614 per annum
Rateable Value	£29,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

Location

Neath lies approx. 40 miles west of Cardiff and 11 miles north-east of Swansea, with excellent connectivity via the M4, A465, and direct rail services to London, Cardiff, and Swansea. The property occupies a prominent corner position at Green Street and Windsor Road in the town centre, surrounded by national occupiers such as New Look, Domino's, Bonmarché, HSBC, Lloyds, Specsavers and others — ensuring strong footfall and a vibrant retail environment.

Description

The property is a Grade II listed, classically designed former bank with central access leading to an open-plan banking hall and partitioned meeting rooms. A rear extension provides a secure back-office area with access to the basement via an internal stairwell. The basement includes two strong rooms (one accessed via the other), a female WC, and a motor room for the lift. A staff kitchen opens to a small enclosed courtyard. The first floor, comprising former office and ancillary accommodation, is accessed via a separate entrance from Green Street, with no direct internal access from the ground floor.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Floor Sales	1,279	118.82
Ground - Floor Ancillary	968	89.93
Basement	851	79.06
1st - Floor Ancillary	1,423	132.20
Total	4,521	420.01

Terms

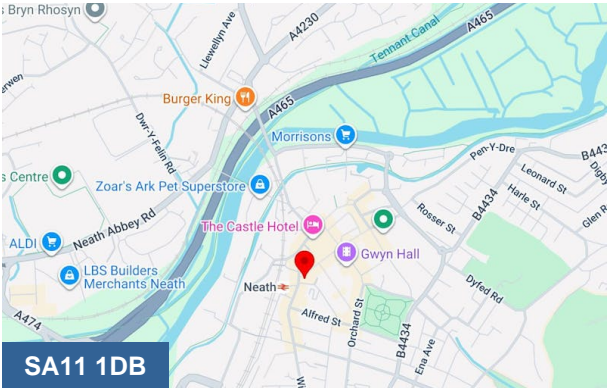
The freehold is available to purchase at a price of £325,000.

Anti-Money Laundering (AML) Regulations

The purchaser will be required to satisfy the Vendor and their agents regarding the source of funds used to complete the transaction plus providing identification.

Viewings

Viewings to be arranged via Cooke & Arkwright or our joint agents Cushman & Wakefield.



Viewing & Further Information



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LINK TO PROPERTY

