



39 Alfred Street, Neath, SA11 1EH

FOR SALE - Two storey freehold commercial property currently utilised as offices.
Alternative use potential, subject to planning.

Summary

Tenure	For Sale
Available Size	777.37 sq ft / 72.22 sq m
Price	Offers in the region of £95,000
Rates Payable	£3,067.20 per annum
Rateable Value	£5,400
EPC Rating	D (100)

Key Points

- Prominent Street Frontage
- Town centre location
- Freehold
- Offices set over two floors
- Short Walk To Bus And Train Station

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Rateable Value	£5,400
Legal Fees	Each party to bear their own costs
EPC Rating	D (100)

Description

Alfred street comprises a mid terraced commercial property currently utilised as offices across ground and first floor levels. The property could be suitable for a variety of uses, subject to planning.

The specification of the offices is as follows;

- + UPVC double glazed windows
- + Fire alarm
- + Carpeted throughout
- + Intruder alarm
- + Downstairs W.C
- + LED lighting
- + Gas central heating
- + Kitchen facilities

Externally, the property has an enclosed rear garden.

Location

Neath lies approximately 10 miles northeast of Swansea and is easily accessible via the A465 dual carriageway, which connects to Junction 43 of the M4 motorway, 2.4 miles away.

Alfred Street is a central thoroughfare in Neath, linking Windsor Road to Orchard Street. The property is located just a short distance from the railway and bus stations. Nearby occupiers include estate agents, professional services and healthcare clinics.

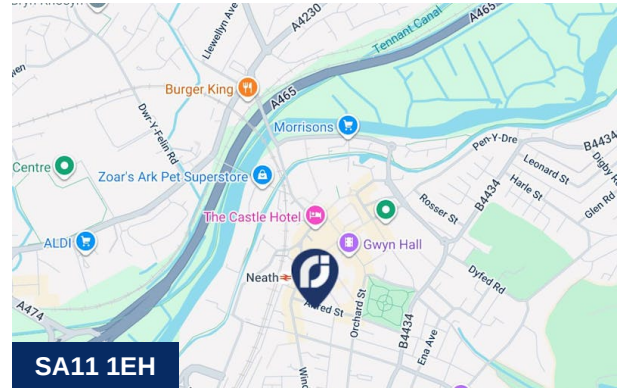
Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m
Ground - Front	Office	355.32	33.01
Ground - Rear	Office	92.88	8.63
Ground - Storage	Office	53.42	4.96
1st - Front	Office	168.28	15.63
1st - Rear	Office	107.47	9.98
Total		777.37	72.21

Terms

Offers are invited in the region of £95,000 for our client's freehold interest in the property.



Viewing & Further Information



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Anti Money Laundering

Any successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.