



FREEHOLD INVESTMENT FOR SALE

1 Charlesville Place
Neath,
SA11 1PY

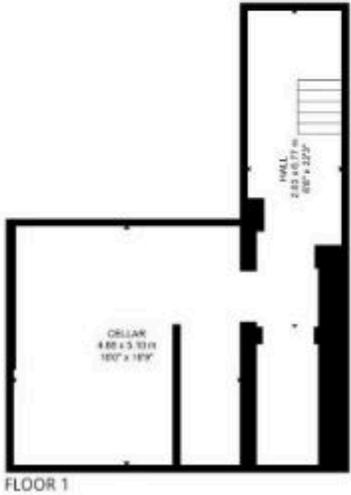
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GROSS INTERNAL AREA
 TOTAL: 423 m²/4,562 sq ft
 FLOOR 1: 43 m²/466 sq ft, FLOOR 2: 135 m²/1,458 sq ft
 FLOOR 3: 173 m²/1,862 sq ft, FLOOR 4: 72 m²/776 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

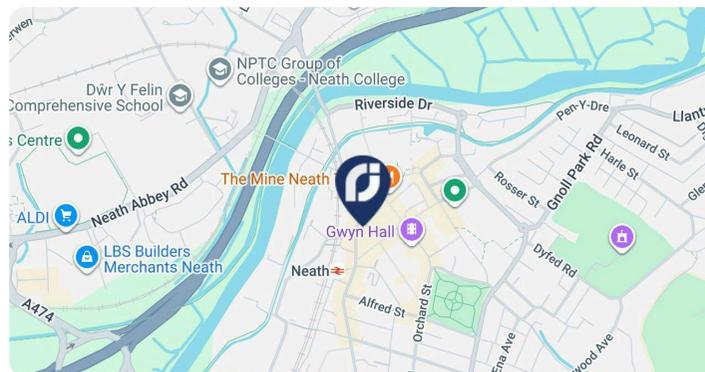


Investment Summary

- Freehold investment sale in town centre location
- Opportunity to acquire multi let office / retail investment
- Fully Let with a combined rent passing of £29,743.92 per annum
- Low landlords operating costs
- Outstanding Rent Reviews

Further Information

- [View On Website](#)



Location

Located at the rear of Neath Market on Charlesville Place which is accessed from The Parade within the main retail area of Neath. Neath train station and bus station is directly to the west of the building within a very short walk.

Neath is approximately 10 miles east of Swansea. It has excellent road communications via Junctions 42 and 43 of the M4, and Cardiff is approximately 40 miles south east.

DESCRIPTION

The property comprises three storey office accommodation. The offices benefit from communal W.C facilities on the first floor. The main part of the building comprises of two separate offices to the ground floor. Two separate office suites on the first floor and one office suite on the top floor. A retail unit is located to the rear of the property accessed via The Parade. Existing occupiers include: Prime Financial Solutions, Ann Physio Care, Fantom Factory, Claimrite, and Market Shoes Repairs.

TENANCY INFORMATION

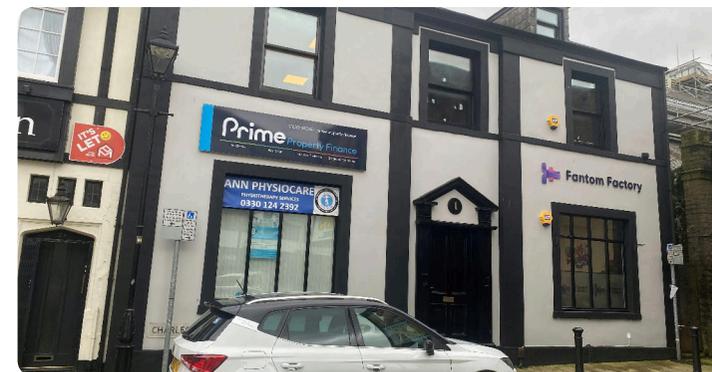
Please refer to the Tenancy Schedule document.

TENURE

Freehold subject to occupational leases.

PRICE

Offers in the region of £325,000



LEGAL COSTS

Each party to bear their own costs

EPC

E (103)

VAT

Applicable

Contact Us



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OUR OFFICES

[Swansea: Find us on Google Maps](#)
Our postcode is SA1 8AS

[Cardiff: Find us on Google Maps](#)
Our postcode is CF3 5EA

Title number / Rhif teitl CYM15387

These are the notes referred to on the following copy of the title plan.

Dyma'r nodiadau y cyfeirir atynt ar y copi canlynol o'r cynllun teitl.

This is a copy of the title plan on 8 MAY 2024 at 14:15:50. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

Copi yw hwn o'r cynllun teitl ar 8 MAY 2024 am 14:15:50. Nid yw'r copi hwn yn ystyried unrhyw gais a gyflwynir ar ôl yr amser hwnnw hyd yn oed os yw'n aros i'w brosesu yng Nghofrestrfa Tir EF ar adeg darparu'r copi hwn.

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Nid yw'r copi hwn yn 'Gopi Swyddogol' o'r cynllun teitl. Derbynnir copi swyddogol o'r cynllun teitl fel tystiolaeth mewn llys i'r un graddau â'r gwreiddiol. Mae hawl gan berson i indemnïad gan y cofrestrydd os yw'n dioddef colled o ganlyniad i gamgymeriad mewn copi swyddogol. Os hoffech gael copi swyddogol, mae gwefan Cofrestrfa Tir EF yn esbonio sut i wneud hyn.

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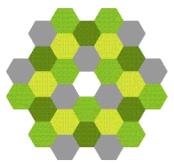
Mae Cofrestrfa Tir EF yn ymdrechu i sicrhau bod delweddau cynlluniau teitl o safon uchel a bod y raddfa yn gywir. Bydd ansawdd a chywirdeb unrhyw argraffiad yn dibynnu ar eich argraffydd, eich cyfrifiadur a'i osodiadau argraffu. Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell y terfynau. Gall fod gwyradau yn y raddfa. Mae'n bosibl na fydd mesuriadau wedi eu graddio o'r cynllun hwn yn cyfateb â mesuriadau rhwng yr un pwyntiau ar y llawr.

This title is dealt with by HM Land Registry, Wales Office.

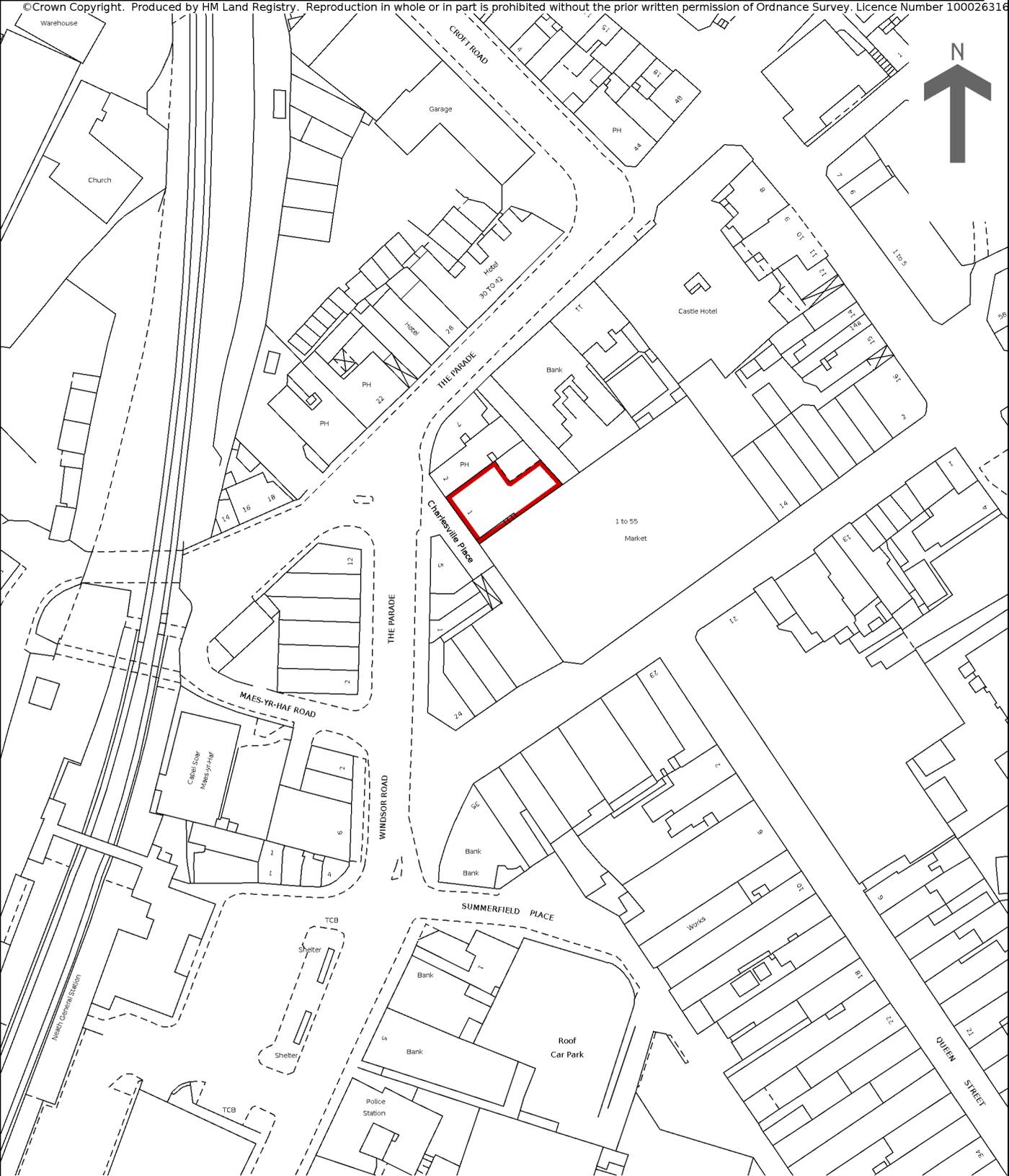
Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

HM Land Registry Current title plan

Title number **CYM15387**
Ordnance Survey map reference **SS7597NW**
Scale **1:1250**
Administrative area **Neath Port Talbot /
Castell-nedd Port Talbot**



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This copy of the title plan is incomplete without the preceding notes page.

Mae'r copi hwn o'r cynllun teitl yn anghyflawn heb y dudalen flaenorol o nodiadau.

Tenancy Schedule

Room	Current Area	Rent	Tenant	Lease Terms
Ground Floor 1	62.08 sq.m (668.22 sq.ft)	£5,500 pa	Fantom Factory	Tenancy Agreement - 3 years starting 24/6/2025
Ground Floor 2	40.26 sq.m (433.35 sq.ft)	£3,500 pa	Ann Physiocare	Tenancy Agreement - 2 years starting 6/1/2025
First Floor 3, 4 & 5	95.61 sq.m (1029.14 sq.ft)	£11,263.92 pa	Prime Financial Solutions	Tenancy Agreement - 3 years starting 1/7/2023
Second Floor 6	52.66 sq.m (566.83 sq.ft)	£4,200 pa	Claimrite	Tenancy Agreement - 1 year rolling starting 28/3/2025
Rear Retail Unit	44.5 sq.m (478.99 sq.ft)	£5,280 pa	Shoe Repair	Tenancy Agreement - 10 years starting 7/3/2017. Outstanding Rent Reviews
TOTAL	295.11 sq.m (3176.56 sq.ft)	£29,743.92 pa		