



Windsor Road, £45,000

- For sale on Auction 28th July
- Five office spaces
- Cash buyers only!
- enclosed rear garden
- Fantastic investment opportunity!
- EPC Rating: Awaited



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About the property

**** For sale by public auction on 28th July** CALLING ALL BUSINESS OWNERS AND CASH INVESTORS!**

Presenting a lovely maintained commercial building with five offices, kitchen and reception room on the high street of Neath Town Centre! Cash Buyers Only! - Viewings are highly recommended!

The shop is accessed via a hallway with doors leading through to the front reception room, a office space, staff kitchen and toilet with access to a enclosed rear garden.

Upstairs the property benefits from three further office spaces / treatment rooms. Internal Viewings are highly recommended to appreciate the space this commercial property has to offer!

Accommodation

Entrance Reception Room

12' 9" x 10' 4" (3.89m x 3.15m)

Office Room One

10' 6" x 8' 1" (3.20m x 2.46m)

Kitchen

7' 9" x 6' 1" (2.36m x 1.85m)



Office Room Two

14' 4" x 11' 5" (4.37m x 3.48m)

Office Room Three

10' 6" x 8' 6" (3.20m x 2.59m)

Office Room Four

13' 3" x 8' (4.04m x 2.44m)

01639 635115
neath@peteralan.co.uk



Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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