



**18-20 WINDSOR ROAD  
NEATH  
SA11 1LU**

**LONG LEASEHOLD  
FOR SALE**



**LOCATION**

Neath is a small town located 10 miles west of Swansea with a compact shopping core. Access is provided to the A465 dual carriageway, some two miles to the north. The property is located in a central position in the town adjacent to the Railway station at the edge of the town centre in a secondary retailing position. Surrounding occupiers include JD Wetherspoons and Lloyds TSB. There is a 24 space car park adjacent the property. Vehicular access is provided off Windsor Road, which is the principal roadway through the town.

**DEVELOPMENT**

The property is suitable for refurbishment and reconfiguration and A1, A2 & A3 use, subject to planning.

**ACCOMODATION**

The property provides ground floor retail space with additional ground floor ancillary/storage space. Plans can be provided on request.

The unit comprises the following approximate floor areas:

<b>Total Ground Floor:</b>	<b>288 sq.m</b>	<b>3,098 sq.ft</b>
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*Areas require on site verification*

**PLANNING**

The property is covered by the Neath and Port Talbot Unitary Development Plan adopted March 2008. It is now the Development Plan for the whole of Neath port Talbot area (2011 - 2026) Allocated as being within a secondary shopping area. The designation encourages A1 retail use although recognises that other uses such as offices would be considered favourably.

The property is not listed nor in a conservation area.

**TENURE**

The property is held by way of a Long Leasehold for 999 years commencing 31<sup>st</sup> March 2013.

**TERMS/OFFERS**

We are inviting offers.

**RATES**

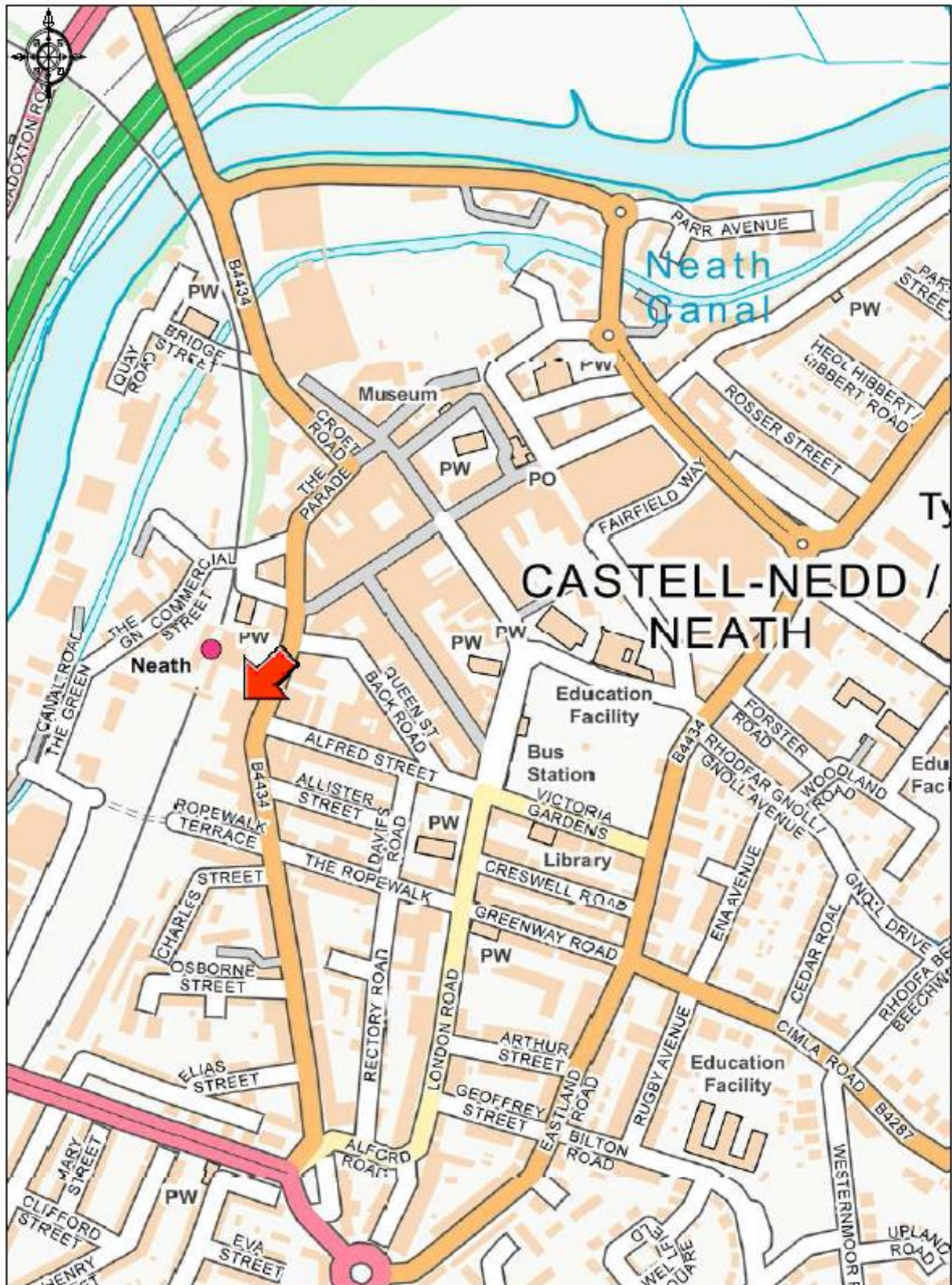
The property will need to be separately assessed following separation works but the estimated Rates Payable is £15,000

Interested parties are advised to make their own enquiries with the Local Authority.

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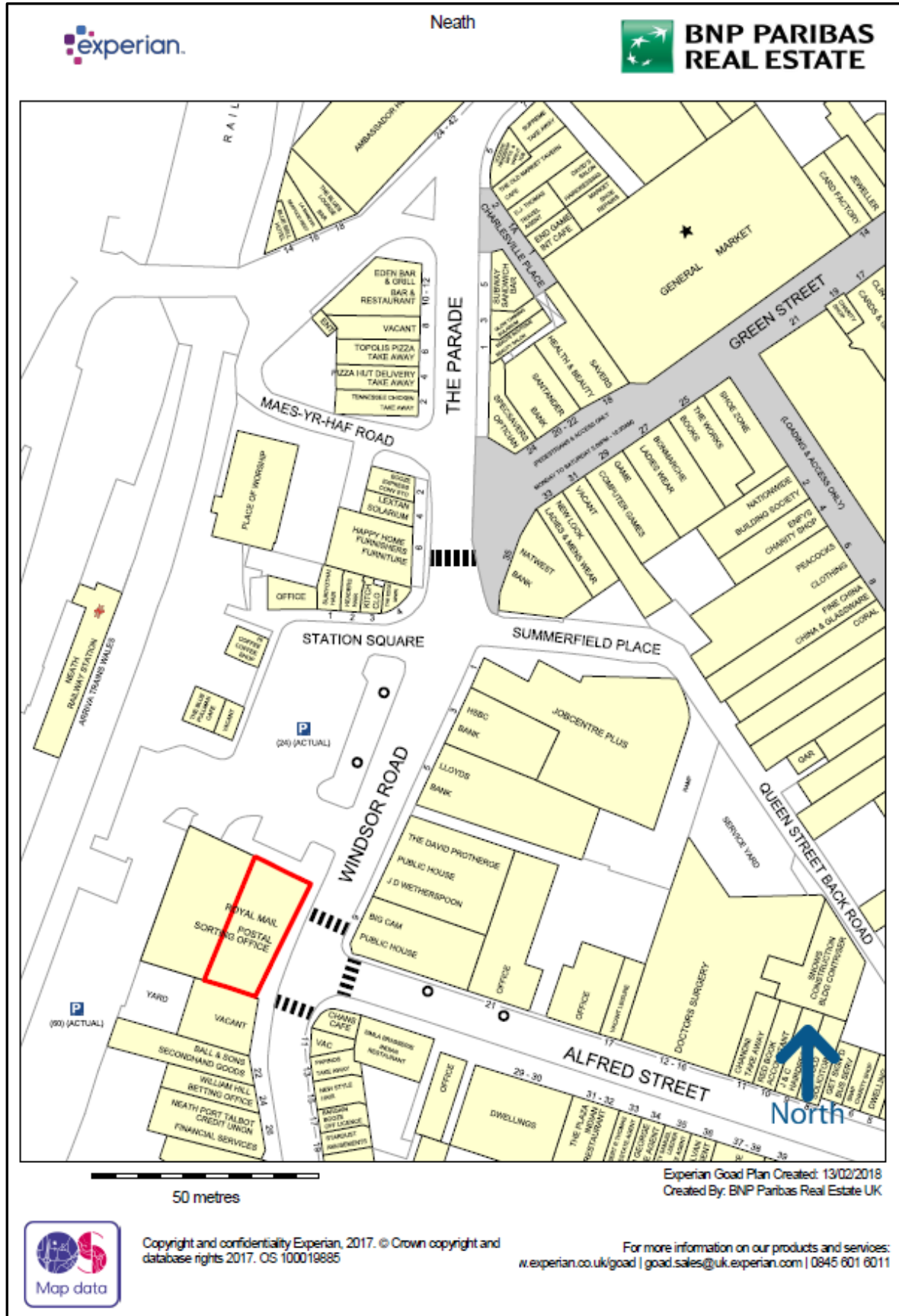


<b>EPC</b>	An EPC is available on request
<b>LEGAL COSTS</b>	Each party to be responsible for their own legal costs.
<b>VIEWING</b>	Further information is available, as well as arrangements for viewing, which will be strictly by arrangement and on set dates, through:  Adam Pabani Tel: 0207 338 4139 Email: adam.pabani@bnpparibas.com  Annie Newman Tel: 0113 237 6684 Email: annie.newman@bnpparibas.com



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Experian Goad Plan Created: 13/02/2018  
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