



16 Alfred Street, Neath, SA11 1EF

- FOR SALE BY PUBLIC AUCTION
- WEDNESDAY 25TH APRIL 2018 AT 3PM
- THE MARRIOTT HOTEL SWANSEA MARINA.



OFFERS IN EXCESS OF £60,000

11 Walter Road, Swansea, SA1 5NF
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SUMMARY

Situated in Neath town centre, a mid-terrace commercial property, with gas central heating and double glazing throughout. Benefitting from a large showroom with back room and two w.c's to the ground floor and a second room to the first floor. Previously utilised as a gymnasium but great potential for a range of other opportunities. Ratable value TBC by potential buyer.

ENTRANCE

Enter via uPVC door into:

SHOWROOM 28.07m x 4.59m (max) (92'1" x 15'1" (max))

Windows to front, staircase to first floor, 9 radiators. Door leading to back room.

BACK ROOM 3.94m x 4.64m (max) (12'11" x 15'3" (max))

Access to rear courtyard and two w.c's.

W.C.1

W.C and wash hand basin.

W.C.2

For disabled use. W.C and wash hand basin.

FIRST FLOOR

LANDING

Access to first floor space.

ROOM 1 7.36m (max) x 4.38m (24'2" (max) x 14'4")

Two windows to the front, one radiator.

DIRECTIONS

Follow the A4118/A483 to Fabian Way in the St Thomas direction. Continue along the A483 and join the M4 towards Neath. At junction 43, take the A465 exit, at the roundabout take the 3rd exit on to the A465, then take the A474 exit towards Neath. Take the third exit to the A474. At the roundabout take the first exit onto Windsor Road, turn right on to Alfred Street, the property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: A

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 478903/04

NB: All successful Purchasers will be subject to a buyers premium of £300 plus VAT. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

