



31 Windsor Road, Neath, SA11 1NB

- FOR SALE BY PUBLIC AUCTION
- WEDNESDAY 2ND OCTOBER 2019 AT 3PM

OFFERS IN EXCESS OF £50,000

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Best Agent Regional Award
Winner 2016-2017



SUMMARY

Situated on Windsor Road Neath, this mid terrace two storey premises benefits from a prominent kerbside trading position on one of the main thoroughfares into Neath. Neighbours include both local and national covenants and businesses range from restaurants, to estate agents.

The property benefits from mains water electric utilities and rear access.

No utilities were tested during the course of our inspection. This accommodation has a Net Internal Area of 93 m² (1000 ft²)

PRE AUCTION OFFERS WELCOME

GROUND FLOOR

The ground floor briefly comprises of an open plan showroom.

FIRST FLOOR

The first floor comprises of ancillary storage and staff facilities, which could be converted to residential use, however, this would be subject to planning consent.

N.B.

Upon exchange, a 10% deposit and a Buyers Premium of £650 plus VAT (£780) is payable.

TENURE:

COUNCIL TAX:

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.

NB: On the day of the auction all successful purchasers will be subject to a deposit of 10% of the purchase price along with a buyers premium. 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.