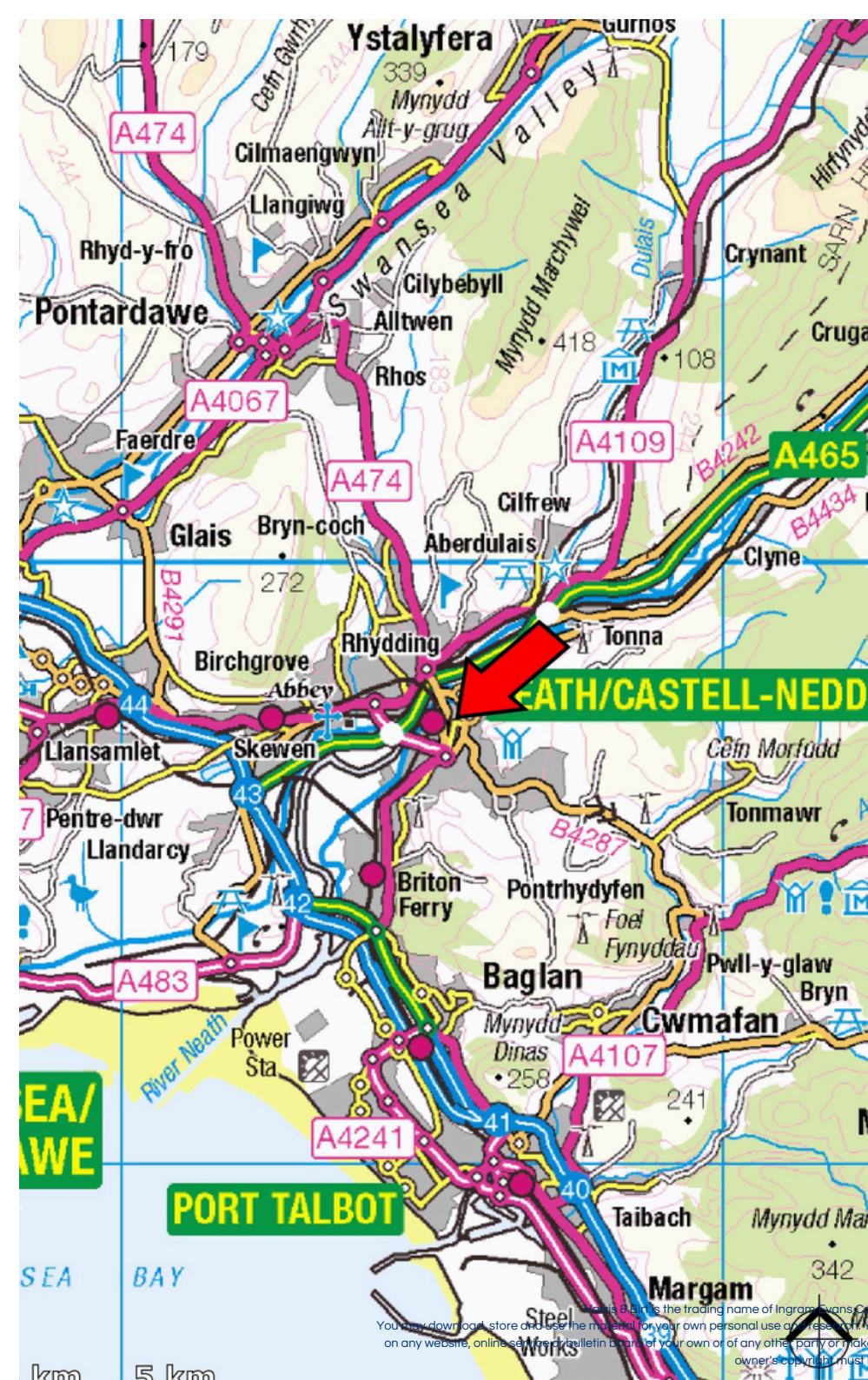




32 Windsor Road, Neath, SA11 1LU
Guide Price - £90,000 (plus fees)
For Sale Via Auction

HARRIS
& BIRT





Description

An opportunity to acquire a substantial three storey mid terraced commercial building measuring approximately 899.6 SQM/9,683 SQFT which is being sold with vacant possession. The building is currently operating as a carpet showroom. The property appears to have been constructed during the early 1900s. The upper elevations are facing brick, and it has been extended over the years, to include a 2-storey extension at the rear, with a single storey extension to the side of the rear. Fenestration is by way of a mixture of timber framed single glazing and PVC double glazed windows. The ground floor comprises a large open plan retail unit which is currently fitted out for its use as a carpet and flooring retailer. There is further retail accommodation at first and second floors, together with ancillary staff accommodation and stores.

Accommodation:

Ground Floor: Open plan area measuring approximately 485.4 SQM / 5,225 SQFT

First Floor: Mainly open plan with kitchenette, w/c measuring approximately 340.4 SQM / 3,664 SQFT

Second Floor: Open plan area measuring 73.8 SQM / 794 SQFT

Outside: Parking for 2 cars to the rear

Guide Price

Guide Price of £90,000 (plus fees).

Auction Date & Time

For sale via online auction from 27th July- 29th July with bids closing at 12.00pm.

Tenure

Advised Freehold. See Legal Pack which is available to view via Auction House Wales.

Viewing

Through Auction House Wales on 02920 475184. Further information can also be obtained from Harris & Birt acting as joint auctioneers on 02920614411.

Solicitors

Howells Solicitors, Fitzalan House, Cardiff, 02920 404020

Additional Fees

Buyer's Premium - £900 inc VAT payable on exchange of contracts.

Administration Charge - 1.5% inc VAT of purchase price, subject to minimum charge of £2,100 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Being offered for sale in conjunction with our partner auctioneers Auction House Wales. The auction will take place between the 22nd-24th June 2026. Please contact Auction House Wales to obtain a legal pack, arrange a viewing or register to bid.