

FOR SALE

RETAIL/ OFFICE (A1, A2 & B1)

23 Windsor Road, Neath, SA11 1NB



- LARGE RETAIL/ OFFICE UNIT SITUATED ALONG A PROMINENT CORNER POSITION WITHIN NEATH TOWN CENTRE
- NET INTERNAL AREA: 279.42 SQ.M (3,007.67 SQ. FT.) OVER TWO FLOORS (PLUS BASEMENT)
- ENTIRELY VACANT UNIT WITH POTENTIAL TO BE OCCUPIED AS A MULTI-LET INVESTMENT
- POTENTIAL FOR CONVERSION/ DEVELOPMENT (SUBJECT TO THE NECESSARY STATUTORY CONSENTS)

OFFERS IN THE REGION OF
£239,500

LOCATION

The premises is located along a prominent main road position fronting Windsor Road within Neath Town Centre. The property is also located along the periphery of the primary retail area within the town.

Neath is a market town and community situated in the Neath Port Talbot County Borough. The town had a population of 50,658 in 2011, which also includes an immediate parish catchment population of 19,258.

Good lines of communications are provided from J43 of the M4 Motorway, via the A485 Heads of the Valley road, dual carriageway.

DESCRIPTION

The subject premises comprises a substantial size end terrace retail/ office building, measuring approximately **279.42 sq.m (3,007.67 sq. ft.)** in total, which is located along a prominent main road position along the edge of the primary retail area and main shopping district of Neath town centre.

We note that the ground floor accommodates an open plan sales area, which is of an irregular shape and benefits from a maximum shop depth of approximately 13.60m, off Windsor Road. An additional single personnel door is located off Allister Street over the side elevation, which also provides a means of access onto the main sales area. Ancillary accommodation is also located directly to the rear, comprising and separate ladies and gents w.c. facilities and a small staff kitchen.

The remaining accommodation arranged over the entire first floor, comprises additional office accommodation, which has also been subdivided in the majority to accommodate a total of 4 no. office rooms (ranging from 16.54 sq.m to 36.77 sq.m), supported by a communal kitchenette area, separate ladies and gents w.c. facilities, a shower room and a storage cupboard. We also advise that the first floor can be accessed independently off Allister Street along the side elevation via a ground floor entrance foyer and stairwell.

We also advise that subject premises benefits from an additional basement, over approximately 20% of its floor area, comprising basic storage facilities. The basement accommodation can be also accessed via a floor hatch to the rear of the main sales area at ground floor level.

ACCOMMODATION

The property provides the following approximate areas:

Ground Floor		
Sales Area	105.96 sq.m	1,140.55 sq. ft.
Ancillary	16.11 sq.m	173.40 sq. ft.

First Floor		
Offices	100.47 sq.m	1,081.45 sq. ft.
Communal Facilities	14.20 sq.m	152.84 sq. ft.

Basement		
Storage	42.68 sq.m	459.44 sq. ft.

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Description	Rateable Value
Ground Floor	£9,600
Office 1	£1,325
Office 2 (First Floor)	£3,450
Office 3 (First Floor)	£2,850
Office 4 (First Floor)	£2,400

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2025/26 the multiplier will be 0.568.

Rates relief for small business in Wales with a rateable value up to £6,000 will receive 100% relief and those with a rateable value between £6,001 and £12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

Please be advised that all figures quoted are exclusive of VAT (if applicable).

TERMS & TENURE

The subject premises is available Freehold.

We also advise that the upper floor is currently occupied and let in the majority to Cae Cariad Care Services. However, we have been advised that the Tenant has served notice to vacate the unit, with effect from 17th February 2026.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net

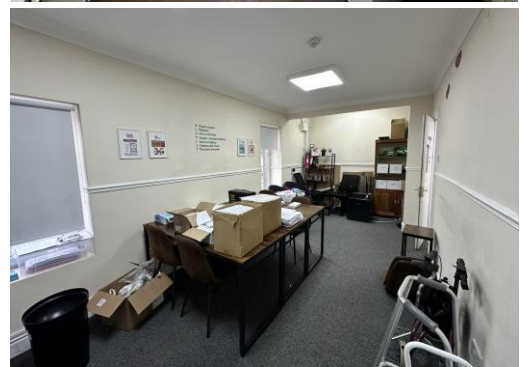
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