



SITUATION

Located close to the junction with Green Street, in the town's main pedestrianised thoroughfare, nearby multiples such as **Peacocks**, **Nationwide**, **Shoe Zone**, and **Halifax** and a variety of independent traders.

Neath lies approximately 6 miles north-east of Swansea with good road communications via the A465 to the M4 (Junction 43).

PROPERTY

A mid-terrace building comprising a **Deep Ground Floor Shop** with **Ancillary Accommodation** on the first floor.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	18'10"
Built Depth	128'0"
Sales Area	Approx. 860 sq ft
Store/Ancillary Area	Approx. 160 sq ft
Workshop Area	Approx. 592 sq ft
WC	

First Floor

Ancillary Area	Approx. 2,080 sq ft
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Total Area	Approx. 3,692 sq ft
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¹Not inspected by Barnett Ross. Areas taken from VOA.



VAT is applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: Refer to the Auctioneers for the video tour of part of the ground floor shop.

Vacant Building

The Surveyors dealing with this property are
John Barnett and **Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

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