



## Windsor Road

Neath, SA11 1NR

Guide price £275,000



FOR SALE BY AUCTION - Subject to T & C's. The building consists of an established Hardware store, five fully let one bedroom flats and rear access to a car park area. Guide price from £275,000



## The Accommodation

Main Building  
 Hardware Store  
 Main showroom 22'1 x 13'7  
 Sales Desk 13'1 x 7'8  
 Back Office 10'8 x 8'8

All flats appear in good condition with modern kitchens/built-in appliances. The communal hall to the main building would benefit from attention.

Ground Floor Rear Flat  
 Lounge/Kitchen 15'5 x 12'9 - modern kitchen, window to side.  
 Shower Room 5'9 x 5'7 - modern  
 Bedroom 11'2 x 10'0 - window and door to side

First Floor Rear Flat - (assumed similar to Ground Floor Rear - unable to gain access on day of inspection)

First Floor Front Flat  
 Entrance Hall - built in cupboards  
 Lounge 15'5 x 10'2 - window to front  
 Bedroom 14'4 x 8'6 narrowing to 6'5  
 Kitchen 13'8 x 8'8

Court Yard flats  
 Kitchen/lounge 12'7 x 10'9 window to front  
 Shower Room 6'5 x 3'7 window to rear  
 Bedroom 10'9 x 8'6 window to front

## Parking

The rear courtyard flats are accessed via the car park to the rear. Gated access into a secure area. This space offers further potential to create a garden area or additional parking. In need of cultivation.

## Location

Neath Town Centre location so within walking distance to shops, train station and main bus station. Neath is popular for the Gnoll Park and a 10 minute drive to Aberavon Beach. The A465 and M4 motorway is a 2 minute drive so handy for commuters.

## General Information

Viewings are strictly by appointment and need to be arranged with a week's notice to accommodate the tenants. All 5 flats are rented and the Hardware Store has been let to the same family for 30 years.

## Auction Terms

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.

## Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.

## Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

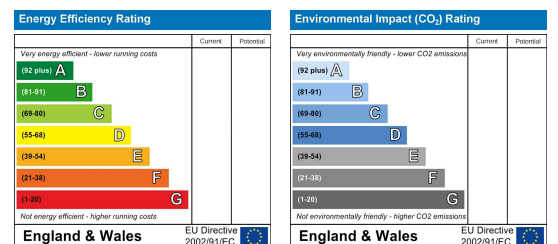
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.