



Lloyds Bank

5 Windsor Road, Neath, South Glamorgan SA11 1LP

Freehold £275,000

- Let to 'blue chip' High Street bank tenant
- Large, prominent, stone faced building
- Five year lease agreement expiring 29 August 2028
- Busy location opposite train station
- Extensive accommodation

Ref: 95015

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SP Sidney
Phillips

LOCATION

The market town of Neath sits on the banks of the River Neath, within the Neath & Port Talbot County Borough (being historically Glamorgan). It is an historically strategic location, situated where a ford crosses the River Neath, and it remains well positioned, being at the junction of the M4 and A465 Heads of the Valley Road, providing easy access throughout South Wales and north into the Brecon Beacons National Park. The town has a population of 50,000 and is a commercial and economic centre for the surrounding area. It is only 7 miles north-east of the larger city of Swansea and the beautiful Gower Peninsula.

5 Windsor Road is a prominent, dressed stone fronted building which is constructed in the main of block and brick underneath a pitched slate roof. It has been occupied by Lloyds Bank PLC for a number of years and was purpose-built as a high street bank. It offers extensive accommodation.

The property may suit a change of use, subject to vacant possession and planning consent, as it sits at the heart of Neath's leisure circuit close to JD Wetherspoons and a number of other licensed outlets.

TRADE AREAS

FLOOR	USE	FLOOR AREAS SQM	FLOOR AREAS SQF
Ground	Retail	337.80	(3,636)
Lower Ground	Ancillary	72.80	(783)
First	Office	46.20	(497)
Second	Storage	51.00	(548)
Total approximate floor area		507.80	(5,464)

TENURE & PRICE

Freehold £275,000 for the freehold investment based on the lease terms set out below:

Tenant:	Lloyds Bank PLC
Term:	Five years
Start date:	19 May 2023
Expiry date:	29 August 2028
Rent:	£25,000
Repair liability:	Full repairing and insuring terms

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

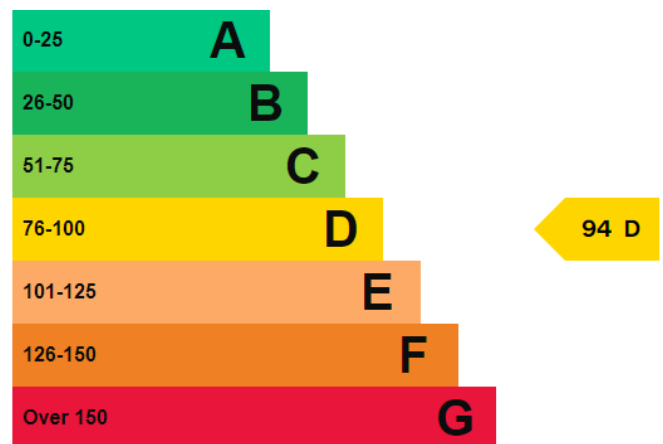
Viewing strictly by appointment only.

SERVICES

Mains services are connected (assumed).

EPC

Reference: 1228-8925-7793-7425-7348



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