

# Offices

savills

20 Victoria Gardens, Neath, SA11 3BH

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## FOR SALE

- 262.99 SQ M (2,830 sq ft)
- May be suitable for a variety of uses (subject to planning)
- Town centre location
- Parking for 7 cars

### For Further Information:

Savills  
12 Windsor Place  
Cardiff  
CF10 3BY  
[www.savills.co.uk/offices](http://www.savills.co.uk/offices)

Contact:  
Gary Carver  
029 2036 8963  
07972 000 171  
[gcarver@savills.com](mailto:gcarver@savills.com)

Contact:  
Sam Middlemiss  
029 2026 8962  
07870 999 243  
[smiddlemiss@savills.com](mailto:smiddlemiss@savills.com)

## Location

20 Victoria Gardens is located in a prominent location overlooking Victoria Gardens in Neath town centre. The property benefits from close proximity to the town centre amenities including various shops and restaurants as well as Neath Railway Station just 0.3 miles from the property, which provides regular services to Swansea, Cardiff and London. Furthermore the property is easily accessible by road, with junction 43 of the M4 Motorway just 2.5 miles south-west of the property via the A465. There are regular bus services running from Orchard Street, just 180 metres north-west of the property.

## Description

20 Victoria Gardens comprises a three storey, semi-detached building, with rear extension and car park. The property provides reasonable quality office accommodation, comprising a mix of open plan and cellular office space. The specification includes: gas central heating, strip-lighting, a mix of carpeted and laminated flooring throughout, double-glazed windows, with blinds, chair lift, kitchen facilities on the 1st floor and unisex WC's on ground and 1st floors. There is also basement storage. The property may be suitable to a variety of uses (subject to planning).

## Accommodation

The property has the following floor area;

	Sq M	Sq Ft
Lower Ground Floor:	10.38	111
Ground Floor:	118.64	1,277
First Floor:	86.12	927
Second Floor:	47.85	515
<b>Total</b>	<b>262.99</b>	<b>2,830</b>

## Parking

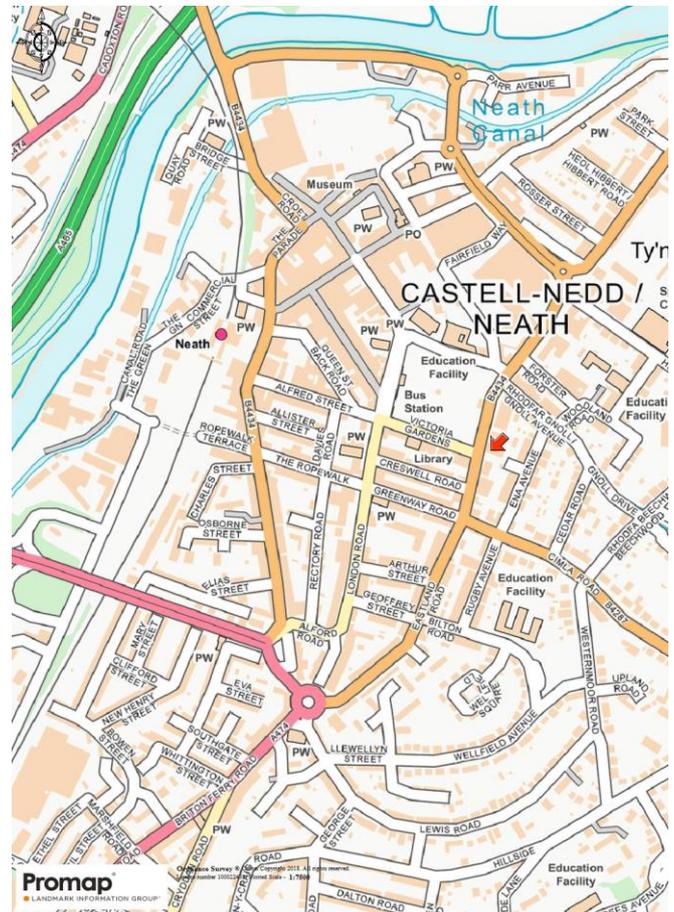
There is parking to the rear of the property for 7 cars.

## Price

Offers in excess of £160,000.

## Business Rates

Rateable Value: £15,500 per annum  
Rates Payable: £7,967 per annum (2018/19)



## VAT

VAT is not applicable to the sale.

## Legal Costs

Each party to bear their own legal costs.

## EPC

To be assessed.

## Viewings

Strictly by appointment with Savills.

### For Further Information:

### Subject to contract

Dec 2018

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