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7C The Parade
Neath

SA11 1RB

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7C The Parade

Asking price £5,000

12/9/2020 Energy performance of buildings register

Energy performance certificate (EPC)

7C THE PARADE
NEATH
SA11 1HB

Energy rating
E

Valid until 21 September 2030

Certificate number
2813-4221-9982-0284-2269

Property type
A1/A2 Retail and Financial/Professional services

Total floor area
32 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.
You can read guidance for landlords on the regulations and exemptions
(https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/924016/Non-Domestic-Property-Minimum-Standard-landlord-guidance.pdf)

Energy efficiency rating for this property
This property's current energy rating is E.

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificates/2813-4221-9982-0284-2269>

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A First floor suite of rooms, situated on a prominent corner site, being part of 7 The Parade, Neath, located alongside the main access road through the Town Centre. The premises is suitable for a variety of commercial purposes, subject if necessary to local authority planning consent being obtained. The majority of the rooms are double glazed.

Accommodation

Ground Floor Common entrance hall leading to the First floor.
First Floor- 7C Entrance hall with cloakroom off, hand basin and WC. Front room, 185 square feet (17.2 square meters) through to Front room- 152 square feet (14 square meters). Rear room 65 square feet (6 square meters) with sink unit with water heater.
Rating assessment

Rateable value £3,750- small business rate relief applies- no rates currently payable. Interested parties should check with Neath Port Talbot County Borough Council Business Rates department. The premises is available by way of a new effective internal repairing and insuring lease-

Tenure

Freehold

Services

All main services, except Gas.
Council tax band
EPC Rating E

Viewing strictly by appointment through
Herbert R Thomas

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Commercial

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.