

Commercial



The Royal Air Forces
Association Club

16 London Road
Neath

SA11 1LE

hrt.uk.com



16 London Road

Asking price **£255,000**

The RAFA Club, 16 London Road, Neath, SA11 1LE is a substantial 3-storey (plus basement) premises situated in Neath Town Centre. A short Travelling distance from Junction 43 of the M4.

Three Storeys plus basement

Neath Town Centre

Lounge, bar and Pool Room

Function Room with bar

Gas Central Heating

Potential for re-development subject to planning consent being obtained



The main accommodation is arranged over three floors. With the ground floor including lounge with bar and pool room to the front with spacious function room with bar to the rear, first floor with lounge/function room with bar and kitchen, second floor with 4 rooms, one utilized as an office for staff.

The property benefits from having gas central heating with two boilers serving the system, partial double glazing and a security alarm. It is considered that the property would have potential for redevelopment, subject to any local authority planning consent being obtained.

Accommodation

Ground Floor

Entrance porch off The Ropewalk leading with double doors to

Entrance hall. 3 recess cupboards, one housing security alarm.

Ladies and Gents W/C's off entrance hall.

Front Lounge 53.60sqm (577sq ft.)

Incorporating bar 2 Double glazed windows to front, part frosted glazed door to rear exterior.

Access from bar to lower ground floor (basement).

Pool Room 22sqm (238 sq ft.)

2 Double glazed windows to front .

Rear Function/Ball Room 131sqm (1,411 sq ft.)

Incorporating bar area. 3 windows to pine end wall. UPVC fire escape door to rear with disabled ramp. Small stage area. 4 ceiling fans.

Lower Ground Floor (Basement) 57.50sqm (619 sq ft.)

3 rooms incorporating cellar with access Shute from front exterior.

First Floor

Landing

Under stairs cupboard, French doors leading to flat roof area.

Ladies and Gents W/Cs

Lounge 57.50 sq m (619sq ft.)

Incorporating bar area 2 pairs of double glazed French doors to front leading to small balconies, with fire escape staircase off one balcony. 2 ceiling fans/lights.

Kitchen 15.33sqm (165sq ft.)

Sink unit with water heater, fitted wall and base units, tiled walls, double glazed double aspect windows.

Second Floor 42.36sqm (456sq ft.).

4 Rooms, landing with recessed cupboard

Externally

Cupboard housing two central heating boilers, multi-vehicle parking areas to front and rear with access off the Ropewalk.

Net internal area 381sqm (4,103sq ft.)

Rating Assessment Ratable Value £10,250 – partial small business relief applies – interested parties are advised to contact Neath Port Talbot County Borough Council, Business Rates Department for further information.





Directions

SAT NAV USERS SA11 1LE

Tenure

Freehold with vacant posession

Services

ALL MAINS SERVICES

EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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Commercial

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Energy performance certificate (EPC)

The Royal Air Forces Association 16 London Road Neath SA11 1LE	Energy rating C	Valid until 9 November 2022
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways	Certificate number 8843-7028-0000-0000-0000
Total floor area	409 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/no-smoking-rules-for-letting-homes/no-smoking-rules-for-letting-homes-energy-efficiency-letting-licensing-rules) (<https://www.gov.uk/government/publications/no-smoking-rules-for-letting-homes/no-smoking-rules-for-letting-homes-energy-efficiency-letting-licensing-rules>).

Energy efficiency rating for this property

This property's current energy rating is C.

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hrt Est. 1926

 RICS

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.