

**FORMER SKEWEN POLICE STATION, 152
NEW ROAD, SKEWEN, SA10 6HH**

FORMER POLICE STATION – DETACHED BUILDING

FORMER POLICE STATION FOR SALE

NET INTERNAL AREA: 321.22m² (3,458ft²) | £175,000

PROMINENT ROADSIDE LOCATION | GOOD ACCESS TO LOCAL AMENITIES AND SKEWEN TRAIN STATION



**GLANMOR CHARTERED
SURVEYORS**

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Cambrian House, Cambrian Place, Swansea, SA1 1RH



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LOCATION

The subject property is located within Skewen, a small village in Neath Port Talbot, South Wales. Skewen is located 8 miles to the north-east of the city of Swansea and 2 miles to the west of Neath and is close to the M4 motorway. The village has local amenities and has a main retail/commercial street.

Skewen Police Station is located at 152 New Road, which is one of the main thoroughfares running through the village, providing easy access to local amenities, residential areas and Skewen Railway Station.

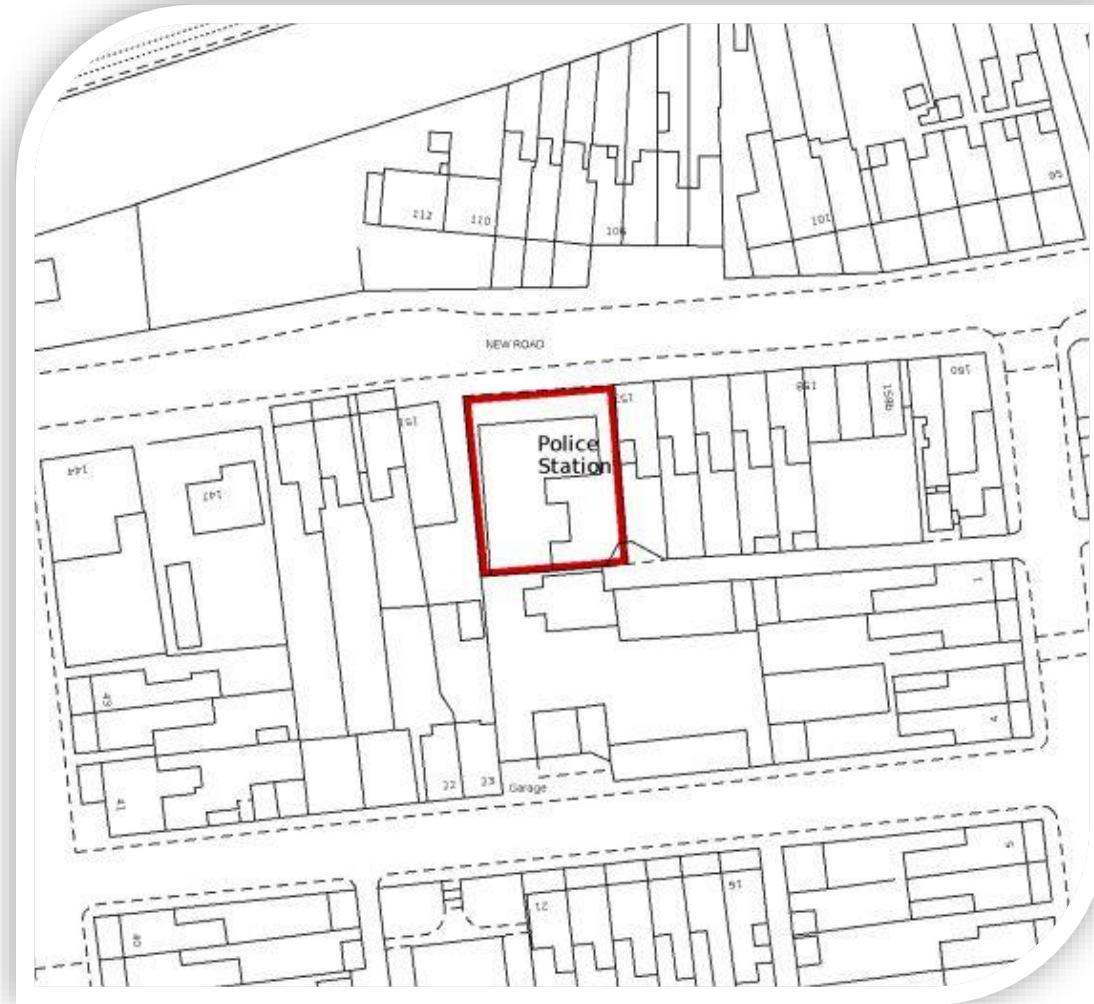
DESCRIPTION

The property comprises a large three storey detached building previously occupied for the use as a Police Station. It is assumed that the building is constructed of cavity brick and block walls which are mainly rendered, under a timber pitched roof clad with tiles. There is a flat roof covering to the rear building. There is a mix of original single glazed metal windows and uPVC double glazed windows. There are uPVC rainwater goods, fascias and barge boards.

The accommodation comprises mainly cellular office space with kitchens and WC facilities throughout the main front building and rear part of the building.

Externally, there is parking to the front of the building with a small lane leading to the rear, providing some further parking. There is a boundary wall enclosing the rear parking area.

TITLE PLAN



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TENURE

Leasehold - The property is held under title: CYM574084 – (999 year lease from 6th May, 1902) The property is being sold with vacant possession.

VAT

All figures are exclusive of VAT, where applicable.

ASKING PRICE

We have been instructed to seek offers in the region of **£175,000**.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available shortly.

CONTACT

For further information and to arrange a viewing please contact
Glanmor Chartered Surveyors.

Tel: 01792 439105

Email: info@glanmorproperty.co.uk



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