

**Lot 31, 35 Green Street, Neath,
West Glamorgan SA11 1DB**

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Prominent Freehold Former Bank Opportunity with Immediate Asset Management Opportunities

www.acuitus.co.uk

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Property Information

Prominent Freehold Former Bank Opportunity with Immediate Asset Management Opportunities

- Vacant former bank building
- Grade II listed building
- Prominent position in historic market town centre
- Approx. 238.12 sq. m. (2,563 sq. ft.) arranged over basement and ground floors
- Upper floors offer potential for residential conversion, benefiting from a separate entrance (subject to planning and Listed Building consent)
- Within 50 yards of Neath Railway Station
- Nearby occupiers include Dominos, Pizza Hut, Subway, Costa Coffee, Greggs, Boots, New Look, Specsavers, EE Nationwide, HSBC and Lloyds
- Not elected for VAT

Lot

31

Auction

17th September 2026

Vacant Possession

Status

Available

Sector

Retail, High Street Retail, Bank, Development

Auction Venue

Live Streamed Auction

On Behalf of NatWest Bank

Location

Miles	7 miles north-east of Swansea, 30 miles north-west of Cardiff
Roads	A465, A474, A4230, M4 (J43)
Rail	Neath Railway Station
Air	Cardiff Airport

Situation

The property is prominently situated in a predominantly retail area on the north side of the pedestrianised Green Street in the heart of the town centre, with substantial frontage onto The Parade, Green Street and Station Square, close to its junction with Queen Street. The property also benefits from being approximately 50 yards of Neath Railway Station and close to Neath Indoor Market. Nearby occupiers include Dominos, Pizza Hut, Subway, Costa Coffee, Greggs, Boots, New Look, Specsavers, EE Nationwide, HSBC, Lloyds and a range of local businesses.

Tenure

Freehold.

EPC

Band D.

Description

The property comprises a prominent Grade II Listed former bank building arranged over basement and ground floors, with two entrances on Green Street and a rear entrance.

VAT

Not Elected for VAT

Note

This sale is conditional and is subject to confirmation by the Seller. Please see further details within the Special Conditions of Sale.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq. m.	Floor Areas Approx sq. ft.	Possession
Basement Ground	Ancillary Former Bank	186.37 51.75	(2,006) (557)	VACANT
Total		238.12	(2,563)	

N.B. The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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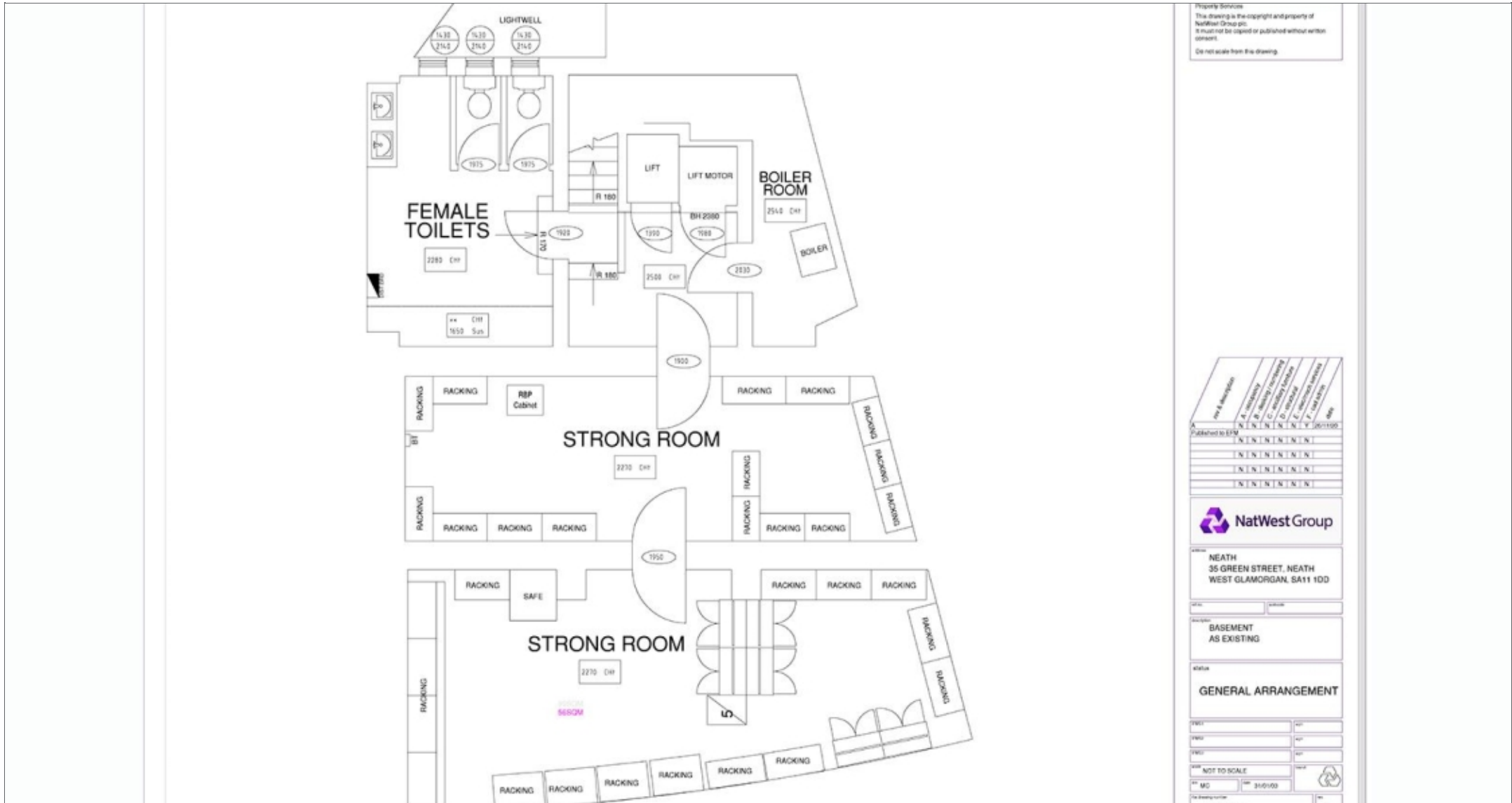


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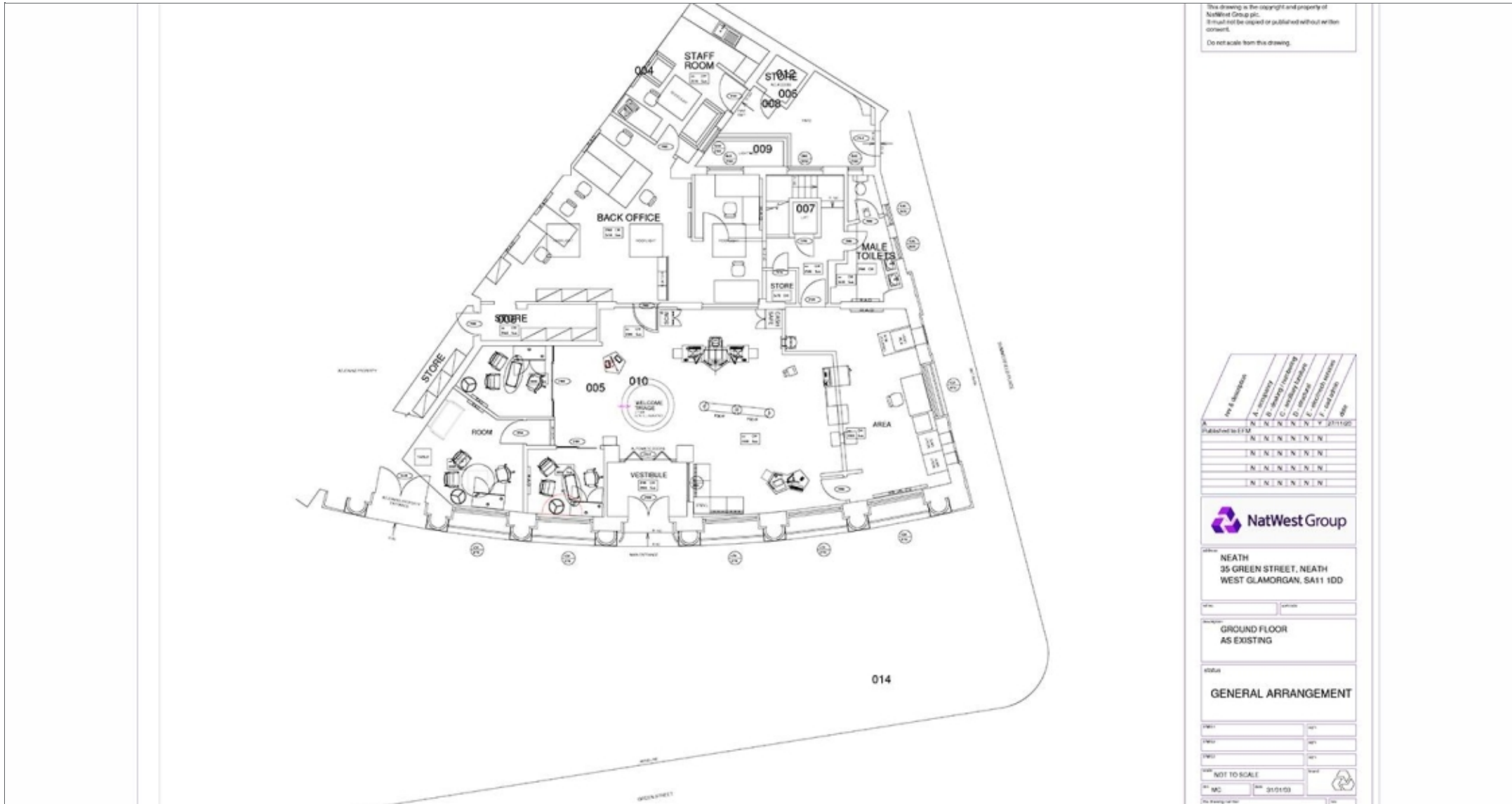
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2024