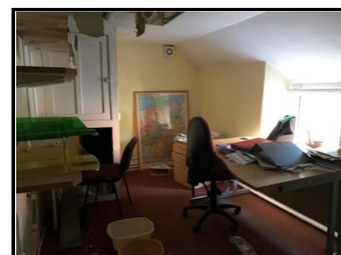
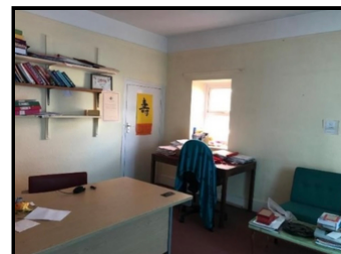


TO BE SOLD BY ON-LINE AUCTION. Generously proportioned detached offices premises suiting alternative used. Centre of the University Town of Lampeter



27, College Street, Lampeter, Ceredigion. SA48 7ED.

£45,000

REF: C/2323/LD

*** TO BE SOLD BY ON-LINE AUCTION *** AUCTION GUIDE PRICE: £45,000. This Auction will be held by our Joint Auctioneers, Auction House Wales - www.auctionhouse.co.uk/southwales *** Bidding will open at 12 Noon on Monday 8th December 2025 and will run until 12 Noon on Wednesday 10th December 2025

*** Prominent detached offices premises in the centre of the University Town of Lampeter *** Traditional Town property providing a great opportunity *** Great location - Business/investment opportunity *** Currently office premises or suiting alternative use (subject to consent) *** Mains gas fired central heating, UPVC double glazing and Broadband connection *** Full Fire Regulations and multiple telephone points

*** Town Centre location - Opposite University of Wales Trinity Saint David Campus *** Within easy level walking distance to a range of local amenities



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel: 01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
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Ceredigion, SA46 0AS
Tel: 01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Lampeter is located in the heart of the Teifi Valley and is a major Satellite Town serving a large rural hinterland. It lies 12 miles inland from the Cardigan Bay Coast at Aberaeron and 20 or so miles North of Carmarthen, to the South

GENERAL DESCRIPTION

Number 27 College Street offers an opportunity of acquiring a generously proportioned office base that has currently been split into eight offices. It benefits from mains gas central heating, UPVC double glazing, full Fire Regulations and multiple phone lines.

An ideal opportunity of acquiring an office base in the heart of the University Town of Lampeter or suiting alternative use (subject to consent).

The property provides more specifically the following.

Reception Hall

26' x 5' (7.92m x 1.52m). With entrance via UPVC front entrance door, radiator, understairs cupboard.

Office 1

15' 4" x 13' 1" (4.67m x 3.99m). With strip lighting and radiator.

Office 2

15' x 13' 3" (4.57m x 4.04m). With radiator.

Store Room

7' 10" x 9' 1" (2.39m x 2.77m). With extractor fan.

W.C.

With low level flush w.c., radiator, extractor fan.

Rear Hallway

8' x 7' 6" (2.44m x 2.29m). With radiator.

Through Hallway

With storage cupboard, side fire exit and storage cupboard with mains gas central heating boiler.

Kitchen

With stainless steel single drainer sink unit, modern floor cupboards, electric cooker point.

Disabled w.c.

With low level flush w.c., wash hand basin, extractor fan.

Office 3

11' 10" x 12' 11" (3.61m x 3.94m). With radiator, interconnecting door into Office 1, strip lighting.



First Floor

Lower Landing

Office 4

16' 3" x 7' 11" (4.95m x 2.41m). With restricted headroom and fitted bookshelves.

W.C.

With low level flush w.c., wash hand basin.

Office 5

13' 2" x 7' 11" (4.01m x 2.41m). With storage cupboard housing copper cylinder and immersion, extractor fan, radiator.



Landing

With access to LOFT.

Office 6

15' 3" x 13' 3" (4.65m x 4.04m). With strip lighting, radiator, shelving.



Office 7

15' 3" x 13' 3" (4.65m x 4.04m). With radiator and strip lighting.

Adjacent Store Room

6' 4" x 7' 8" (1.93m x 2.34m).

Office 8

13' 10" x 11' 11" (4.22m x 3.63m). With radiator, strip lighting, storage cupboard, access to LOFT.

Parking

We are informed there are four designated parking spaces. See Legal Pack for clarification.

Front of Property



Rear of Property



Land Plan



Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

Council Tax

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - See Legal Pack.

MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

GUIDE PRICE

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the Vendor and the Auctioneer is the minimum amount at which the Vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

AUCTION GUIDANCE

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see Auction House Guide <https://www.auctionhouse.co.uk/guide>

REGISTER TO BID AND LEGAL PACK

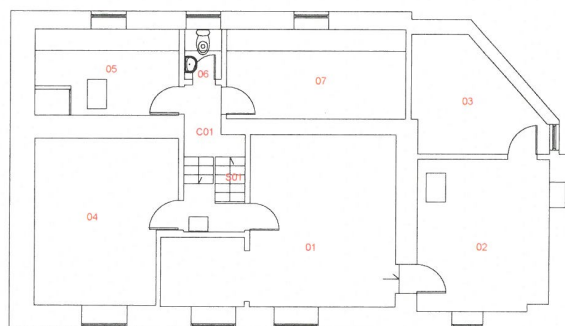
We advise all Parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register to bid and to also download the Legal Pack once available.

AGENTS COMMENTS

PLEASE NOTE PHOTOGRAPHS TAKEN IN
NOVEMBER 2024



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DRAWING IS FOR IDENTIFICATION
PURPOSES ONLY RELATING TO THE
CONDITION SURVEY AND SHOULD NOT BE
RELIED UPON FOR ANY OTHER PURPOSE



HURLEY & DAVIES
CHARTERED SURVEYORS

17 Ash Court,
Riverside Business Park,
Swansea, SA7 8LJ
TEL: 01792 791186
FAX: 01792 441118
corporate@hurleyanddaves.co.uk www.hurleyanddaves.co.uk

This drawing must not be scaled, figured dimensions and levels should be used. Any
inaccuracy must be notified to the Contract Administrator.
THIS DRAWING IS COPYRIGHT

Revisions:

Rev	Date	Init	Description

DRAWING STATUS:

INFORMATION

Drawing No:

HD4174
CH_01

Rev.

Client: UNIVERSITY OF WALES TRINITY SAINT DAVID

Project: ESTATE ROOM REFERENCE SYSTEM

Title: LAMPETER - CONFUCIUS INSTITUTE
GROUND AND FIRST FLOOR PLAN

Scale: 1:100 @ A3

Date: 02/06/2021

Drawn: WJP

Checked: LH

Approved:

Energy performance certificate (EPC)

27 College Road
LAMPETER
SA48 7DY

Energy rating

D

Valid until:

5 October 2026

Certificate number:

0270-0136-8279-6421-4006

Property type

D1 Non-residential Institutions - Education

Total floor area

190 square metres

Rules on letting this property

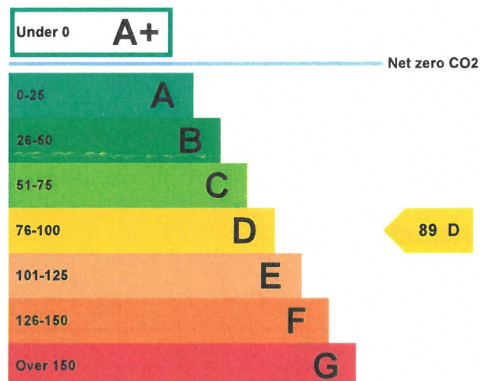
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

23 A

If typical of the existing stock

78 D



Council Tax:

N/A

Parking Types: Private. Rear.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

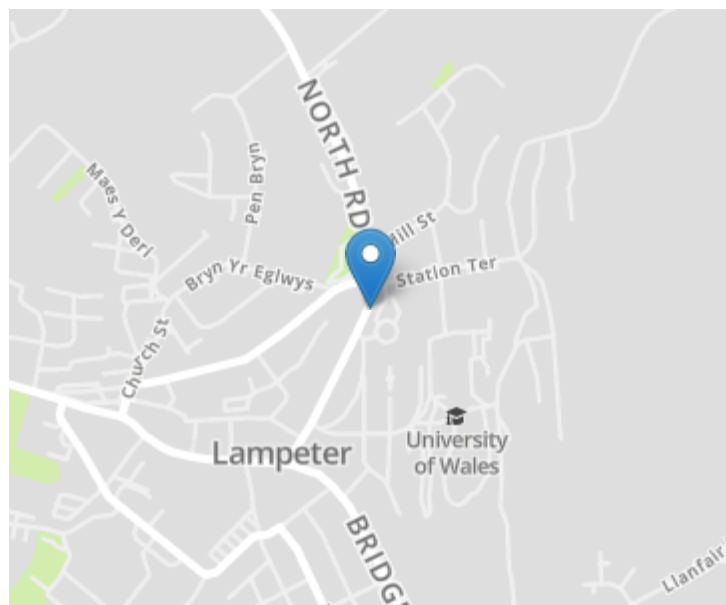
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From our Lampeter Office proceed down College Street. The property will be found on your left hand side just before the roundabout, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages.

For further information or to arrange a viewing on this property please contact :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

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<http://www.morgananddavies.co.uk>



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