

Prime town centre mixed use investment opportunity. Aberystwyth - Largest strategic town in Mid Wales on Cardigan Bay.



Cambrian Chambers, Terrace Road, Aberystwyth, Ceredigion. SY23 1NT.

£725,000

Ref C/2341/RD

**** A Freehold Prime town centre mixed use investment opportunity**** Positioned within the largest strategic town in Mid Wales - Aberystwyth on Cardigan Bay ****A mixture of commercial and residential uses**** Historic town building of local significance ****Having wonderful Period character features**** Long standing tenants ****Potential for greater income**** Currently generating income of in excess of £75,000 per annum with gross representative yield of 10.5% **** Immaculately presented and maintained**** Excellent road frontage onto Cambrian Place and Terrace Road one of the best performing commercial streets in Aberystwyth **** 100m walking distance to train and bus station**** Surrounding national occupiers **** Oozing Elegance & Grandeur with imposing street presence****

RARELY DO SUCH EXCELLENT AND WELL MAINTAINED COMMERCIAL INVESTMENT OPPORTUNITIES COME ON THE MARKET WITHIN THIS POPULAR STRATEGIC TOWN IN MID WALES.

The property is situated within Aberystwyth town centre offering a good level of local and national services including university and supporting educational facilities, Welsh Government and Local Authority regional offices, retail parks, industrial estates, excellent public transport connectivity, network rail connections, regional hospital and the town being the main tourist destination along the Cardigan Bay coastline within Mid Wales.



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GENERAL

An impressive mixed commercial and residential use investment opportunity set within Aberystwyth town centre offering a prominent location along Terrace Road and Cambrian Place, the main thoroughfare through Aberystwyth town centre and now becoming the most prominent commercial area within this popular town, of regional significance.

The building is immaculately presented and maintained having been in the family in excess of 30 years with no expense spared in maintaining the external and internal appearance and presentation of the building.

The accommodation is split across 4 separate floors with designated access from Cambrian Place to the upper floors of the property. The central stairwell and gallery landing are notable features of the grandeur that this property presents.

Recent improvements to the property (within the last 5 years) include window maintenance, new aluminum cast gutters & downpipes, re-pointing of brickwork, damp proofing exterior walls, redecoration (Part internal & external), new flooring to communal areas and upgrading of electrical items.

Surrounding national occupiers/traders within immediate proximity along Terrace Road include Tesco, TSB, KFC, Job Centre, Network Rail, Weatherspoons, Principality Building Society, Boots, WH Smith, Tui.



CURRENT RENTALS

At the time of marketing (March 2025) the property benefited from 3 commercial road frontage units on the ground floor.

Both commercial and residential uses exist on the first floor as well as residential use on the second and third floors with scope for further residential apartments within the second floor.

The current annual rental income from the property is £76,160.04. There is realistic scope to increase this further to £88,760 per annum by introducing additional commercial or residential units on the upper floors of the building.

A full schedule of the current and potential rental income accompanies the sales particulars.

The vendors manage the rentals and maintenance of the property.

MID WALES GROWTH DEAL

Aberystwyth is a focus in the Mid Wales Growth Deal which plays a key role in tackling economic recovery and growth in the Mid Wales economy with the aim of supporting job creation and increasing productivity in the wider societal and environmental ambitions.

In December 2020 both the Welsh and UK Government confirmed 110 million growth deal with Ceredigion and Powys County Councils. The total capital investment is aimed to be:

- * £280 million - £400million pounds
- * With the intention of adding 1100 -1400 net additional FTE jobs
- * £570 million - £700 million in net additional Gross Value

Added

The availability of Cambrian Chambers within this town regeneration will present a key opportunity to be part of this exciting regeneration of Aberystwyth.



THE ACCOMMODATION

Provides as particularly as follows -

GROUND FLOOR

Alexanders Letting Office.

A self contained office and supporting amenities. Fronting onto Terrace Road.



Alexanders Sales Office

Sharing the office amenities. Fronting onto Terrace Road and Cambrian Place.

Jagos Hair Salon

Fronting onto Cambrian Place.



FIRST FLOOR

Alexanders Estate Agents Offices





First Floor Flat

Comprising of bedroom, living room, bathroom and kitchen.

SECOND FLOOR

Veronica Beauty Salon.

Including offices and reception area. (Potential for an apartment).

Current redundant Workshop and Office

With potential for apartment.

Additional Office Space

With potential for an apartment with bedroom and bathroom facilities available.

THIRD FLOOR

1 Bed Apartment

Offering open plan kitchen/living space, bedroom and shower room.

EXTERNAL

The property sits on the corner of Terrace road and Cambrian Place, enjoying a dominant position along the main town thoroughfare. Terrace road links to the town promenade and sea front as well as the train station.

Side street parking.





PLEASE NOTE

There is scope to further improve the residential or commercial space depending on requirements - subject to the necessary consents.

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.

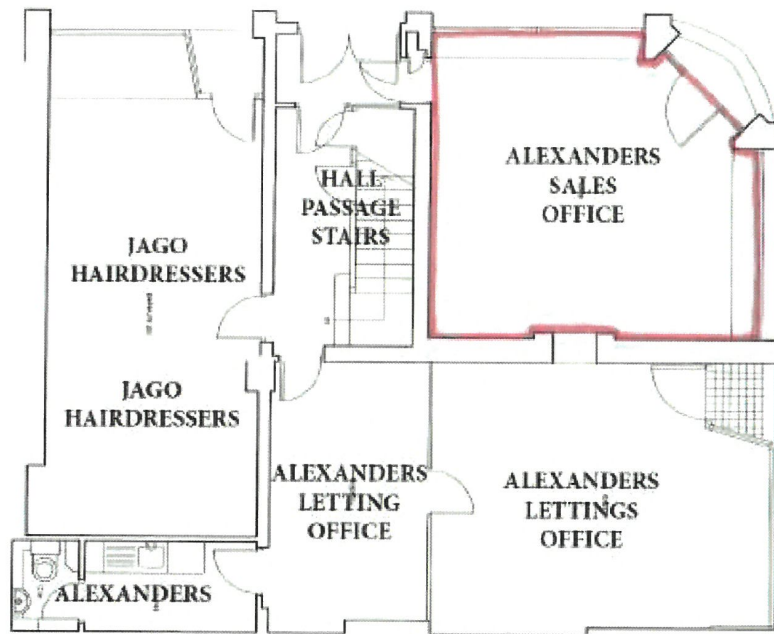
Services

The property benefits from mains water, electricity and drainage. Electric heating - with an exception to Alexanders Estate Agents, which is gas.

Tenants are responsible for their own costs in that regard.

CAMBRIAN CHAMBERS, ABERYSTWYTH - INCOME & LEASE BREAKDOWN					
Income					
	Lease (Commercial/Residential)	Tenant	Expiry	Amount £ (pcm)	COMMENTS
1	Commercial	Ground Floor Unit 1	2031		
2	Commercial	Ground Floor Unit 2	2031		
3	Commercial	Ground Floor Unit 3	Dec-29		
4	Commercial	Salon 2nd floor	Apr-25		Lease ending April 2025- Could be a new business lease or turned into a flat with a higher rentable value from May 2025
5	Residential	Second floor flat (potential)			
6	Residential	Top Floor Flat			
7	Residential	Second floor flat (potential)			Empty - ready to rent
			Total Income	6346.67	MONTHLY RENT INCOME ONLY
			Total Income	76160.04	CURRENT YEARLY RENTABLE INCOME ONLY

CAMBRIAN CHAMBERS, ABERYSTWYTH - GROUND FLOOR



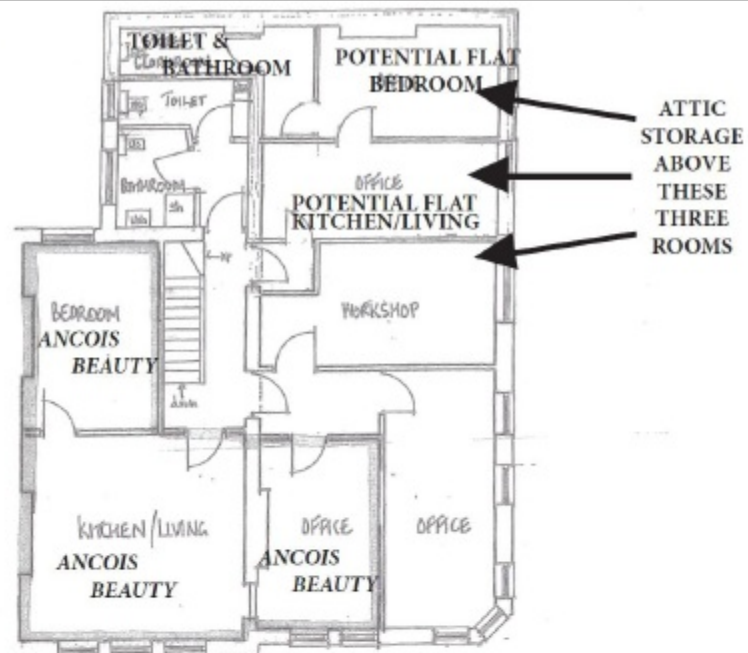
CAMBRIAN CHAMBERS, ABERYSTWYTH - FIRST FLOOR



TERRACE ROAD

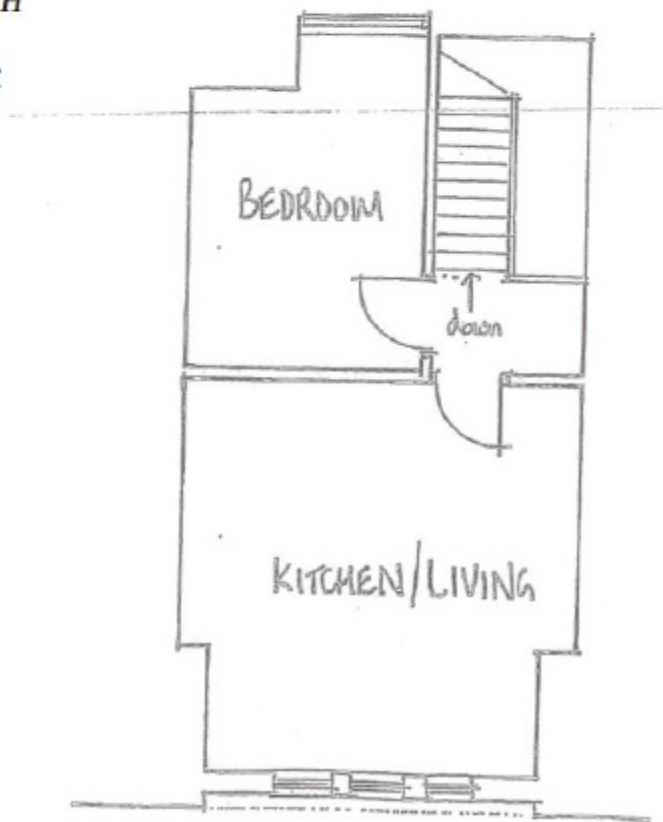
**CAMBRIAN CHAMBERS
ABERYSTWYTH**

SECOND FLOOR



**CAMBRIAN CHAMBERS
ABERYSTWYTH**

THIRD FLOOR



MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: No Parking Available. On Street.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

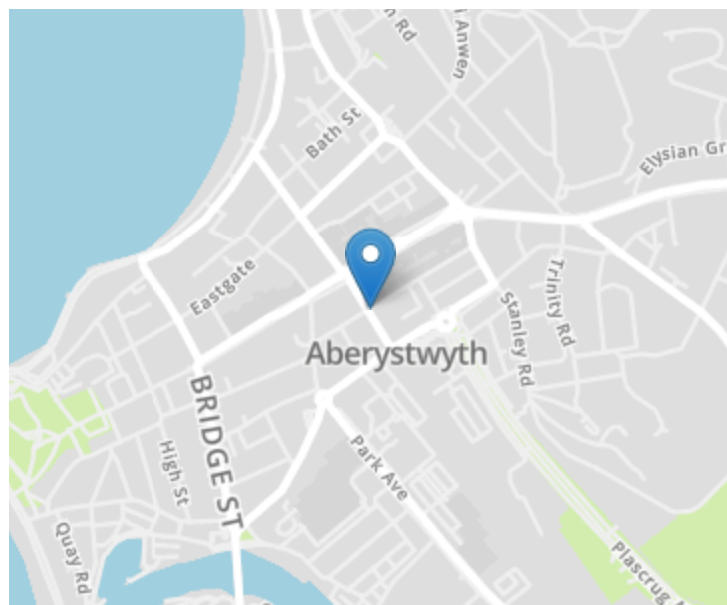
Any risk of coastal erosion? No

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

The property is situated along Terrace Road within Aberystwyth town centre.

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@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 :

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