

*An unique town centre Commercial Opportunity - Potential for alternative change of use (stc).
Aberaeron town on Cardigan Bay - West Wales.*



Norris Carpets Old Chapel, North Road, Aberaeron, Ceredigion. SA46 0JF.

£350,000

Ref C/2335/RD

****Unique town centre commercial opportunity**Large former chapel currently used for A1 purposes**Potential for change of use to apartments/holiday accommodation (stc)**Edge of town centre location**Walking distance to amenities**on street parking**Private rear access and parking area**2,500 sq ft of commercial area in total**Solar Panels for electric contribution**Situating along a busy thoroughfare**A prominent property within this famous Georgian Harbour town**A GREAT OPPORTUNITY NOT TO BE MISSED ! ****

The property is situated within the Georgian and Harbour town of Aberaeron with its wealth of facilities and services including primary and secondary schools, leisure centre, community health centre, traditional high street offerings, local cafes, bars and restaurants. The property is well connected via the A487 trunk road which runs along the West Wales coastline connecting to the larger centres of Aberystwyth and Cardigan.



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GENERAL

An impressive commercial property set within this busy town.

The property fronts onto the A487 coast road being some 20 miles south of the larger centre of Aberystwyth.

The property benefits from on street parking options as well as its own private rear parking area accessed over the rear service lane.

Internally the property offers a large open span trading areas across two floors with impressive levels of natural light and circulation space internally.

The business use is complimented by a rear office and toilet facilities.

There are Solar Panels on the roof of the building.

Should the interested party consider a change of use for the premises we believe there is scope to convert the building into some form of residential use or holiday apartments/bed space or even as a alternative commercial prospect.

Any planning enquiries should be directed to Ceredigion Planning Dept Tel 01545 570 881.

The Accommodation provides as follows -

GROUND FLOOR

Shop Front





32' 0" x 36' 0" (9.75m x 10.97m) accessed via a front courtyard into double glass doors into the main trading area with part red and black quarry tiled flooring, part carpets flooring. 10'6" ceiling height, windows to side, multiple sockets, BT point, counter/servery, side glass door. Electric heater.

Ground Floor Office

9' 2" x 14' 2" (2.79m x 4.32m) with fitted desk, dual aspect windows to rear and side, external door to rear garden and parking area. Corner base and wall units with sink and drainer, multiple sockets.

W.C.

2' 7" x 6' 1" (0.79m x 1.85m) having a w.c. single wash hand basin, side window.

FIRST FLOOR

Open Gallery Landing and Secondary Trading Area

32' 0" x 36' 0" (9.75m x 10.97m) Accessed via timber staircase. An open gallery landing with vaulted ceiling, exposed A frames, side window and feature curved windows to front, multiple sockets.



EXTERNALLY

To the Front



The property is approached via the A487 with on street parking. Footpath leading through to the front of the property.

To the Rear



The property is accessed via a rear service lane with vehicular access at high level and steps down through the garden area to the rear and side of the property.

MONEY LAUNDERING

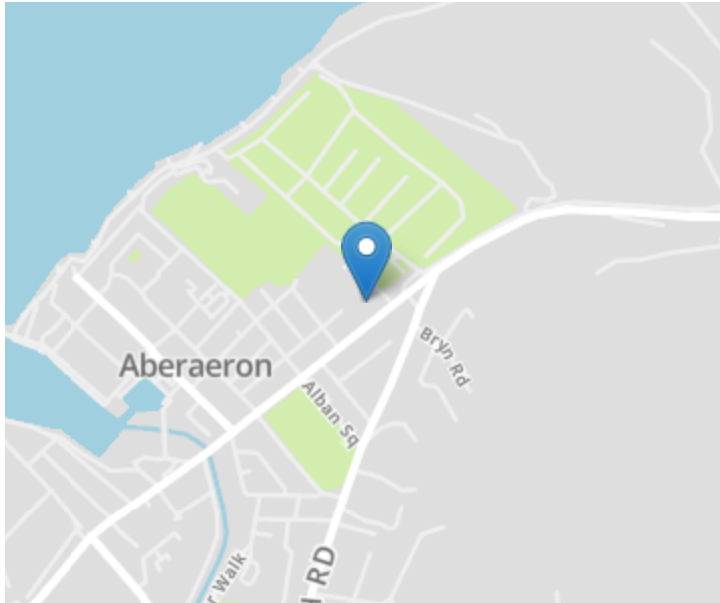
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle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

TENURE

The property is of Freehold Tenure.

Services

We are advised that the property benefits from mains water, electricity and drainage. Electric heating.



Directions

From Morgan & Davies office proceed up Market Street onto Bridge Street bearing left towards Aberystwyth and continue for approximately 500 yards. On exiting the town the property is located on the right hand side before the petrol station.

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

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