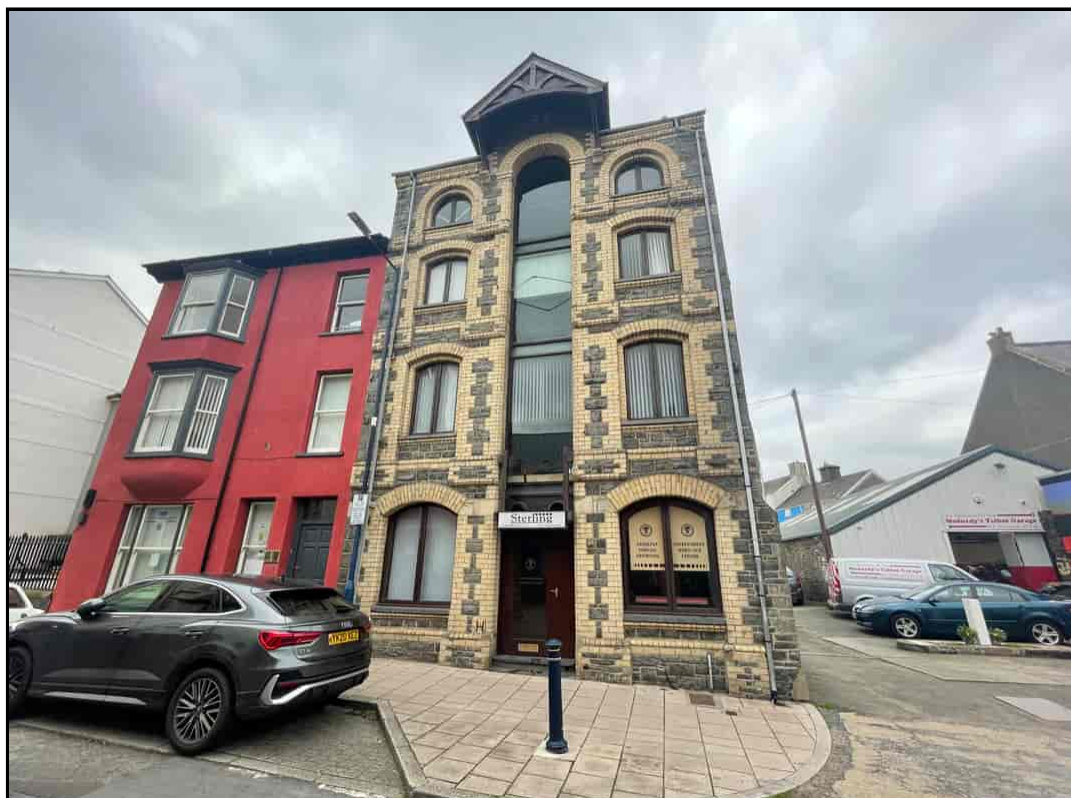


**FOR SALE / TO LET - COMMERCIAL OFFICES/SPACE. ABERYSTWYTH TOWN
CENTRE**



13 Sterling House, Eastgate, Aberystwyth, Ceredigion. SY23 2AR.

£295,000

Ref C/2174/RD

**** Imposing 4 storey commercial building**Set within Aberystwyth town centre**Popular thoroughfare**Surrounded by retail & professional occupiers **High quality fixtures and fittings throughout** Notable & high profile building of local significance**On street parking**Views over the town towards Cambrian mountains****

**** POTENTIAL CHANGE OF USE TO APARTMENTS / RETAIL / A3 USE (stc) ****

****AN EXCELLENT TOWN CENTRE COMMERCIAL SPACE ** MUST BE VIEWED TO BE APPRECIATED ****

The property is situated along Eastgate Street in Aberystwyth town centre. A prominent and local landmark building on this busy thoroughfare, renowned for its cluster of professional occupiers, local retailers, businesses and being in a resurgent area of the town centre.



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GENERAL

This imposing and outstanding 4 storey, well maintained office building is finished to the highest order, custom made oak features including modern reception area with flagstone slate flooring, oak panelling and dividing walls to office and boardroom spaces. Original beams and arched windows are also notable features.

To the third floor is an open span room with vaulted ceilings, former mill wheel and arch windows overlooking Aberystwyth town centre towards the National Library and the Cambrian mountains.

GROUND FLOOR

Reception Hallway

17' 2" x 24' 3" (5.23m x 7.39m) with a custom made oak counter and side oak and glass panel, slate flagstone and carpet flooring, exposed feature stone walls, spotlights to ceiling, BT wi-fi connection points, multiple sockets, exposed beams to ceiling.



Rear Storage Room.

Ground Floor Gents & Ladies W.C.

Kitchenette Unit

Photocopy Room.

Side Office

6' 11" x 9' 3" (2.11m x 2.82m) with oak and glass panel walls, window to front, BT wi-fi connection points, multiple sockets.

FIRST FLOOR

Landing

with window to front and rear allowing excellent natural light, exposed stone walls, radiator.

Boardroom

14' 0" x 13' 2" (4.27m x 4.01m) accessed via oak doors and side panelling to a well lit meeting room with 2 windows to rear, BT point, multiple sockets, radiator.



Waiting Area



with exposed stone walls and oak panelling.

Front Office



12' 7" x 14' 2" (3.84m x 4.32m) a luxurious office space with large arched windows to front, radiator, exposed stone walls, alcove shelving, spotlights to ceiling.

SECOND FLOOR

Landing

with window to front.

Office 2



13' 5" x 12' 9" (4.09m x 3.89m) with 2 rear windows, exposed beams to ceiling, multiple sockets, radiator.

Office 3



8' 10" x 11' 6" (2.69m x 3.51m) multiple sockets, radiator.

Office 4



12' 4" x 14' 4" (3.76m x 4.37m) with large window to front, multiple sockets, radiator.

THIRD FLOOR

Gallery Office



17' 7" x 20' 9" (5.36m x 6.32m) a large open span office and storage space with potential for providing Managers Accommodation (stc) with large arched windows to front with side windows, enjoying views over Aberystwyth town towards the National Library and the Cambrian mountains, radiator, exposed beams and 'A' frames to ceiling.



Side Kitchen



with oak effect base and wall units, stainless steel sink and drainer with mixer tap, rear window.

Side Storage Room

with rear window.

EXTERNALLY

To the Front

The property runs along Eastgate Street and has access by public footpath.

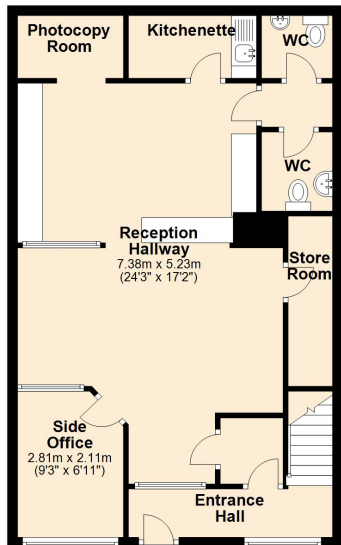


Services

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

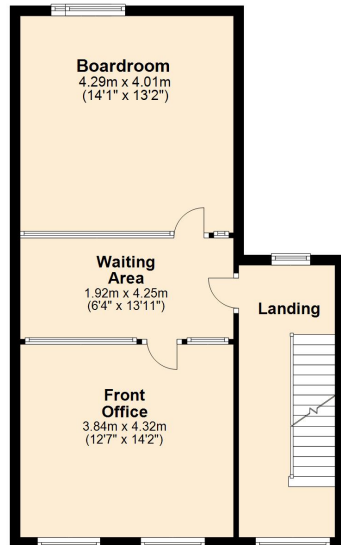
Ground Floor

Approx. 67.8 sq. metres (730.1 sq. feet)



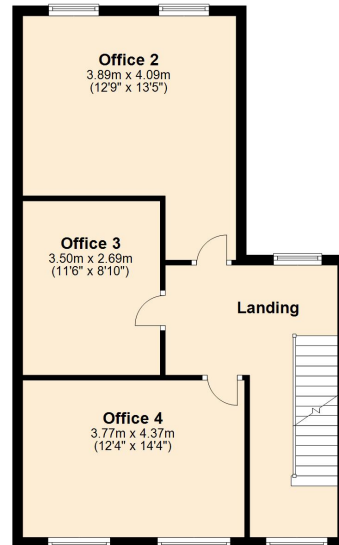
First Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



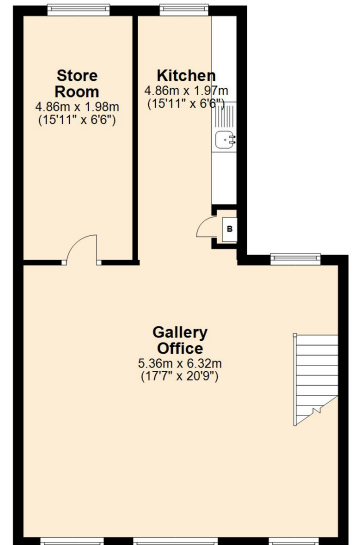
Second Floor

Approx. 54.9 sq. metres (591.1 sq. feet)



Third Floor

Approx. 54.0 sq. metres (581.4 sq. feet)



Total area: approx. 220.0 sq. metres (2367.8 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

13 Sterling House, Eastgate, Aberystwyth

MATERIAL INFORMATION

Parking Types: On Street.

Heating Sources: 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

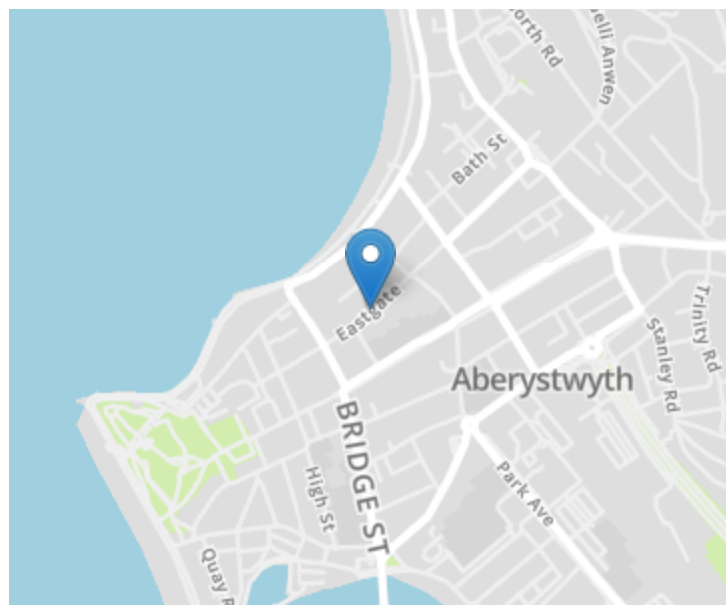
Any risk of coastal erosion? No

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 Aberystwyth town centre on Terrace Road turn onto Eastgate Street and proceed up the hill and through the cross roads and the property is located immediately on the right hand side, a notable feature on the street.

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

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