

TO BE SOLD BY ON-LINE AUCTION * A prime Town Centre commercial/residential opportunity with a large ground floor premises and a 9 bedroomed flat. Great Darkgate Street, Aberystwyth, West Wales**



47 and 49 Great Darkgate Street, Aberystwyth, Ceredigion. SY23 1DW.

£299,000

REF: C/2372/LD Auction Guide Price

*** TO BE SOLD BY ON-LINE AUCTION *** AUCTION GUIDE PRICE: £299,000. 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 20th October 2025 and will run until 12 Noon on Wednesday 22nd October 2025

*** Attention Investors *** A prime Town Centre location - Located at the top of Great Darkgate Street, Aberystwyth overlooking the Town Centre
*** Fantastic commercial and residential opportunity/investment *** Large ground floor premises with good shop frontage measuring 51'4" x 40'6"
*** Possibility of splitting the commercial area into two units *** First and second floor flats with 9 bedrooms along with 2 kitchens and 3 bathrooms

*** Sought after address - Popular Student Town with renowned University Campus *** Set within Aberystwyth Town Centre - The largest strategic Town in Mid Wales *** Surrounded by National Retailers, Cafe, Restaurants and Public Houses *** A great investment opportunity with high rental values *** An exciting opportunity within this prominent Town Centre location



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LOCATION



The property is situated at the top of Great Darkgate Street within the University Town Coastal Resort and Administrative Centre of Aberystwyth and is within immediate walking distance to the main Town Centre thoroughfare and neighbouring properties which include Edinburgh Woollen Mill, Crew Clothing, Accessorize, Poundland, New Look, Superdrug, Fat Face and Greggs. The Town of Aberystwyth offers a good level of local and national amenities and services include 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 of Bronglais and Aberystwyth Town being the main Tourist destination along the Cardigan Bay Coastline within Mid Wales.

GENERAL DESCRIPTION

Attention Investors. A rare opportunity of securing a prime Town Centre building that includes a large ground floor retail premises measuring 51'4" x 40'6" with a cellar and outdoor space along with first and floor flats with 9 bedrooms, 3 bathrooms and 2 kitchens.

The property is situated within Aberystwyth Town Centre and is located at the top of Great Darkgate Street near the Clock Tower. It lies within close proximity to a range of National Retailers, such as Edinburgh Woollen Mill, Crew Clothing, Accessorize, Fat Face and various other smaller enterprises.

It offers great investment and rental capabilities with commercial and residential appeal.

The property will be entered into the On-Line Auction and a Legal Pack will be available in due course.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

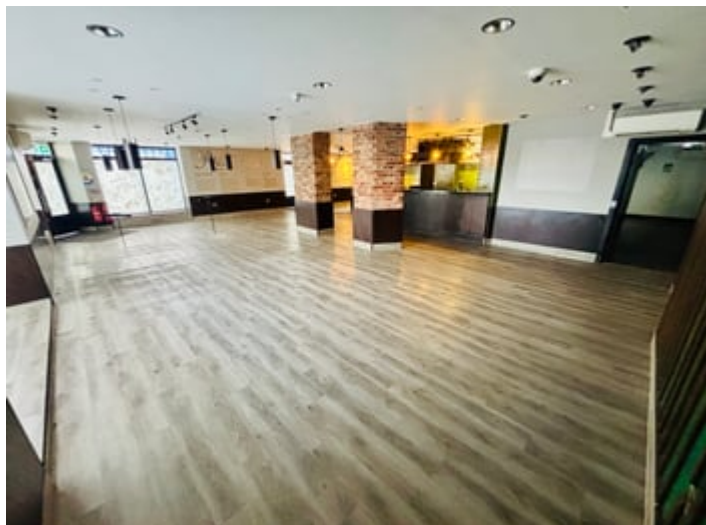
GROUND FLOOR COMMERCIAL PREMISES

COMMERCIAL PREMISES

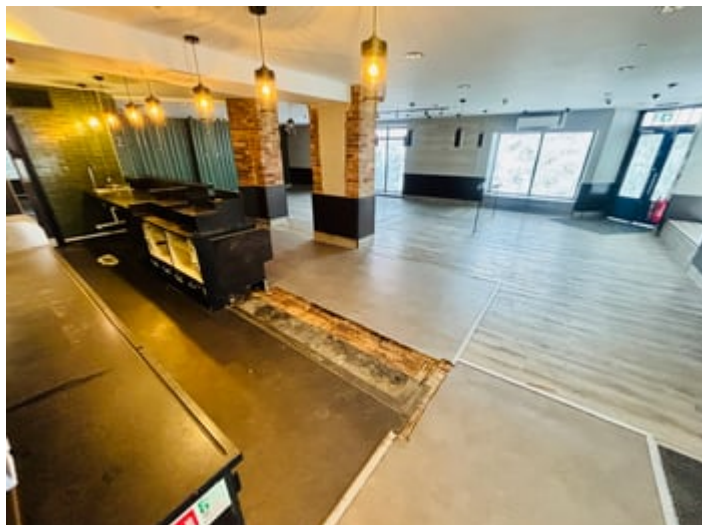
51' 4" x 40' 6" (15.65m x 12.34m). Offering an open plan working space with four large shop windows, three separate on street access points, benefiting from a central bar/barista area with two wash hand basins, various fitted cupboards, wall lights and numerous electric sockets.



COMMERCIAL PREMISES (SECOND IMAGE)



COMMERCIAL PREMISES (FIFTH IMAGE)



COMMERCIAL PREMISES (THIRD IMAGE)



CENTRAL BAR/BARISTA



COMMERCIAL PREMISES (FOURTH IMAGE)



CENTRAL BAR/BARISTA (SECOND IMAGE)



PREPERATION ROOM/KITCHEN

22' 1" x 14' 6" (6.73m x 4.42m). With stainless steel sink units, lined walls and floor, rear entrance door to the yard area.



YARD AREA

A sheltered yard area offering useful and essential outdoor space for storage, etc., with the former Ladies and Gents w.c.'s.



W.C.

Comprising of two Ladies and Gents w.c.'s.



ONE DISABLED W.C.

LOWER GROUND

TWO CELLAR ROOMS

With steps leading from the commercial premises down to two cellar rooms.

FIRST FLOOR

RESIDENTIAL FLATS

The accommodation at present offers more particularly the following.

SHOWER ROOM 1

With shower cubicle, low level flush w.c., vanity unit with wash hand basin.



LANDING

Giving access to

BIN STORE/STORE ROOM 1

BEDROOM 1

12' 9" x 5' 6" (3.89m x 1.68m) into bay.



BEDROOM 2

12' 3" x 9' 9" (3.73m x 2.97m).



BEDROOM 3

11' 4" x 9' 4" (3.45m x 2.84m).

BEDROOM 4

13' 4" x 15' 2" (4.06m x 4.62m).

BEDROOM 5

13' 2" x 8' 5" (4.01m x 2.57m).

LIVING ROOM

23' 2" x 13' 3" (7.06m x 4.04m).



SHOWER ROOM 2

With shower cubicle, low level flush w.c., vanity unit with wash hand basin.

REAR HALL

With access to the flat roof. Worcester mains gas central heating boiler, plumbing and space for automatic washing machine.

KITCHEN 1

17' 8" x 13' 0" (5.38m x 3.96m). A fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit, electric cooker point and space.

SECOND FLOOR

BIN STORE/STORE ROOM 2

BEDROOM 6

10' 7" x 15' 7" (3.23m x 4.75m).



BEDROOM 7

13' 6" x 11' 3" (4.11m x 3.43m).

BEDROOM 8

12' 4" x 16' 7" (3.76m x 5.05m).

BEDROOM 9

10' 4" x 16' 7" (3.15m x 5.05m).

**SHOWER ROOM 3**

With shower cubicle, low level flush w.c., pedestal wash hand basin.

KITCHEN 2

13' 4" x 9' 6" (4.06m x 2.90m). A fitted kitchen with a range of wall and floor units, cooker point and space, stainless steel sink and drainer unit.

**SIDE ELEVATION****VIEW FROM PROPERTY****AGENT'S COMMENTS**

An exciting investment/commercial opportunity in a prominent Town Centre location with great Customer footfall.

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 Flat - 'D'. The ground floor area will be classed under Business Rates.

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

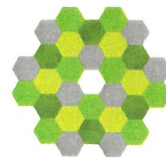
We advise all Parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register to bid and to also download the Legal Pack once available

Services

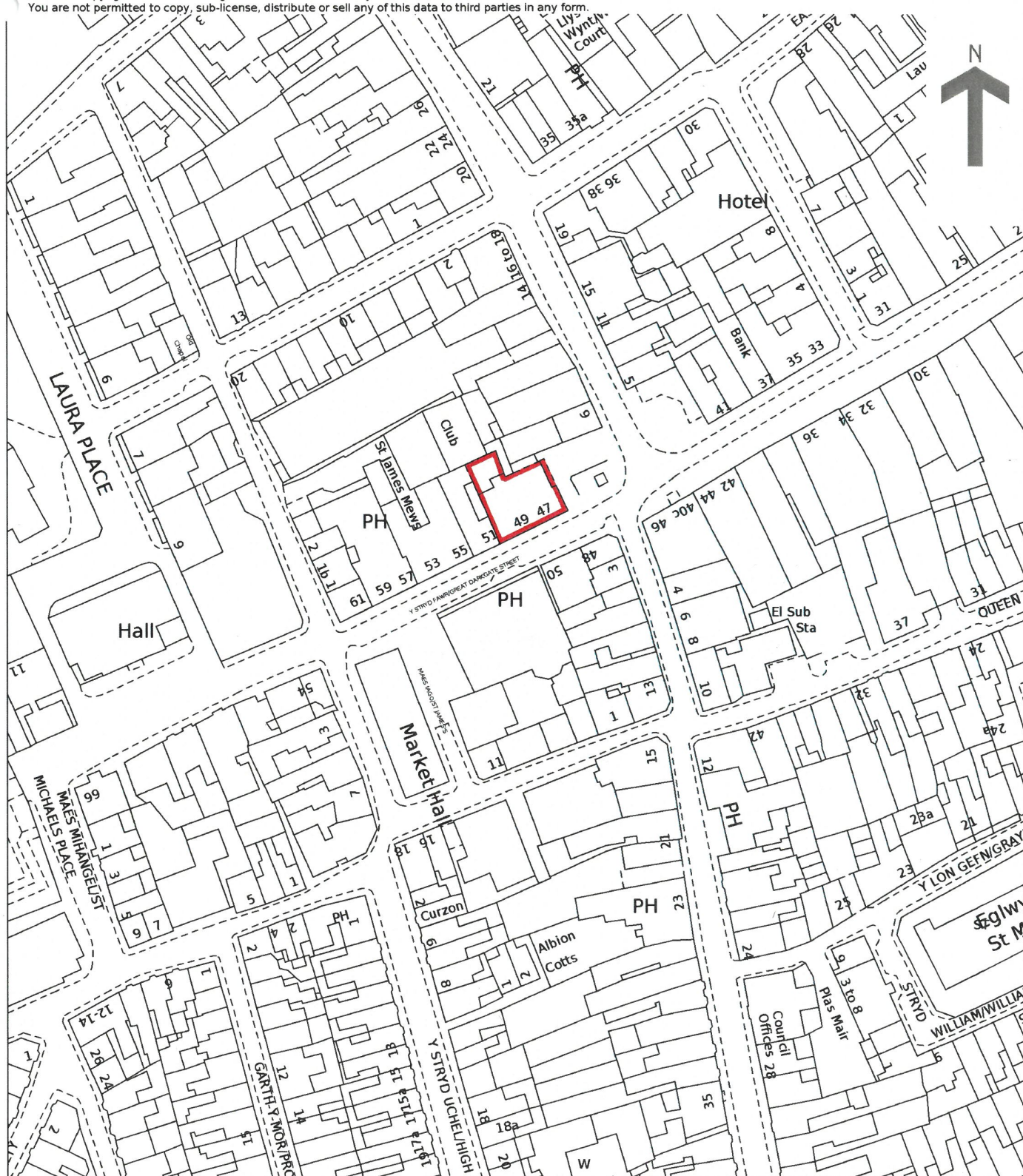
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry
Official copy of
title plan

Title number **CYM628776**
 Ordnance Survey map reference **SN5881NW**
 Scale **1:1250 enlarged from 1:2500**
 Administrative area **Ceredigion / Ceredigion**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.**

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: No Parking Available.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (66)

Has the property been flooded in last 5 years?

No

Flooding Sources:

Any flood defences at the property? No

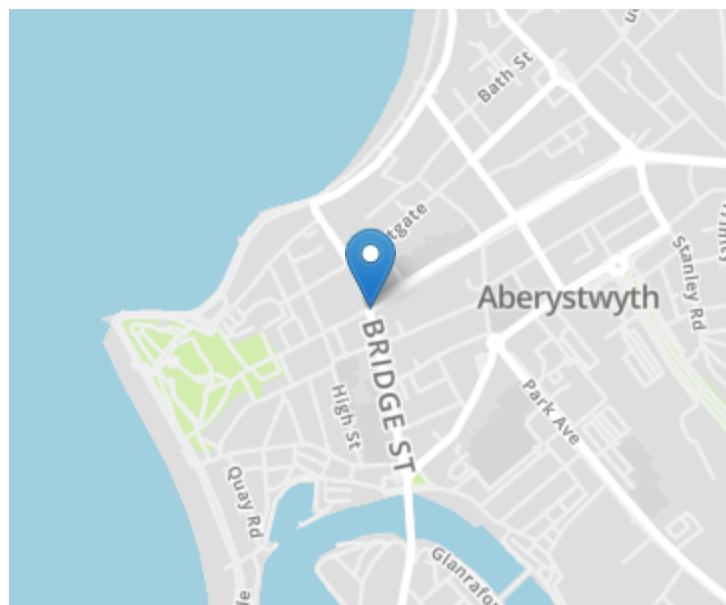
Any risk of coastal erosion? No

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 located at the top of Great Darkgate Street behind the Clock Tower and overlooking the main High Street of Aberystwyth, 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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