

*Aberystwyth town centre - Commercial and Residential mixed use investment opportunity. West Wales.*



**32 Eastgate, Aberystwyth, Ceredigion. SY23 2AR.**

**£270,000**

**Ref C/2348/RD**

**\*\*Commercial and Residential mixed use investment opportunity \*\***Located along one of the town's main thoroughfare**\*\*Established long term commercial tenants\*\***2 separate - 1 bed apartments**\*\*Generating income in excess of £21,000 p.a.\*\***Potential for greater income**\*\*Nearby national occupiers\*\***Well maintained and presented**\*\*Walking distance to promenade\*\***Popular trading street in Aberystwyth with lower business rates**\*\*A great mixed use opportunity for those looking to invest\*\*****MUST BE VIEWED TO BE APPRECIATED\*\***

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 with its famous promenade. Aberystwyth is currently subject to a Mid Wales Growth fund with investments up to £400 million within the region with the focus on Aberystwyth.



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## GENERAL

The property comprises of a commercial space on the ground floor and basement with 2 - 1 bed flats over.

The commercial space is currently an extension of 'Vaughans' electrical store which sits on the corner of Market Street and Eastgate, but the commercial space does benefit from independent access onto Eastgate if required. This is a long established rolling lease.

The internal areas of the commercial space are modern and extremely well maintained having been subject to recent investment and improvements.

Provides as follows -

## COMMERCIAL SPACE

### Shop Front



16' 3" x 22' 7" (4.95m x 6.88m) with traditional glass shop front with glass door, open plan connection to adjoining property, multiple sockets, strip lighting.

### Back Store Room

8' 6" x 7' 3" (2.59m x 2.21m) with velux light over connecting to -

### Second Store Room

7' 8" x 12' 4" (2.34m x 3.76m) with side window.



**W.C.**

With single wash hand basin.

**BASEMENT**

18' 1" x 22' 1" (5.51m x 6.73m) fully tanked and blocked walls, 6;8" height with access to former coal shute, multiple sockets.

**FIRST FLOOR****APARTMENTS**

Accessed from a separate ground floor entrance with communal hallway and steps leading up to

**First Floor Landing**

With bin storage to half landing.

**FLAT 1****Entrance Hallway****Bedroom 1**

8' 9" x 6' 5" (2.67m x 1.96m) a double bedroom, window to front overlooking Eastgate, multiple sockets, electric heater.

**Bathroom**

With enclosed shower, w.c. single wash hand basin.

**Open Plan Lounge/Kitchen/Dining Area**

9' 9" x 22' 8" (2.97m x 6.91m) in good order with seating area enjoying window to front, heater, multiple sockets, TV point, wi fi points, space for 4+ persons dining table.



The kitchen area with oak effect base and wall units with formica worktop, 1½ stainless steel sink and drainer with mixer tap, tiled splashback, electric hobs oven and grill, washing machine connection, breakfast bar, tiled flooring, rear window,

## FLAT 2

### Entrance Hallway

### Bedroom 1

8' 9" x 6' 5" (2.67m x 1.96m) a double bedroom, window to front overlooking Eastgate, multiple sockets, electric heater.

### Bathroom

With enclosed shower, w.c. single wash hand basin.

### Open Plan Lounge/Kitchen/Dining Area



9' 9" x 22' 8" (2.97m x 6.91m) in good order with seating area enjoying window to front, heater, multiple sockets, TV point, wi fi points, space for 4+ persons dining table.

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## EXTERNALLY

### To the Front



The property fronts onto Eastgate.

There is no rear area to the property.

## 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.

## **VIEWING**

Strictly by prior appointment only. Please contact our

Aberaeron Office on 01545 571600 or

[aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website –

[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK

Page - [www.facebook.com/morgananddavies](http://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

## **Services**

The property benefits from mains water, electricity and drainage.

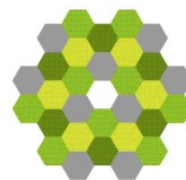
Flats 1 and 2 - Council Tax Band B (Ceredigion County Council).



# HM Land Registry

## Official copy of title plan

Title number **CYM282519**  
Ordnance Survey map reference **SN5881NW**  
Scale **1:1250**  
Administrative area **Ceredigion / Ceredigion**



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## MATERIAL INFORMATION

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**Council Tax:** Band B

N/A

**Parking Types:** On Street.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

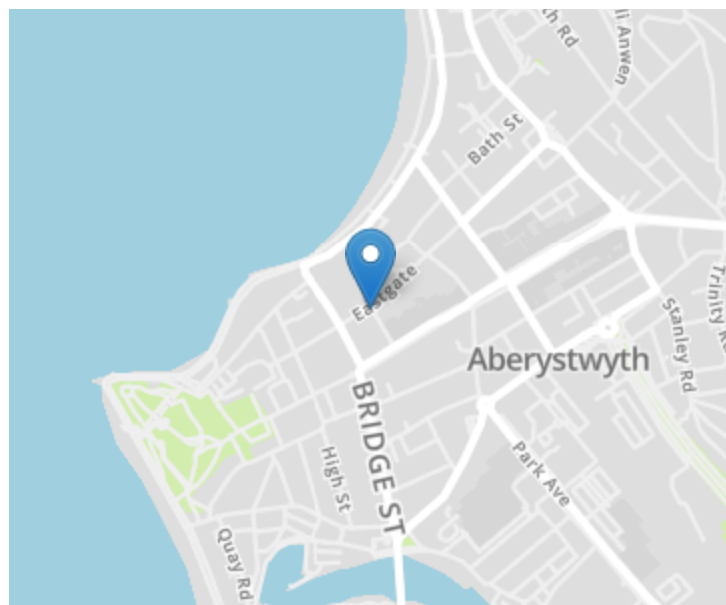
**Any risk of coastal erosion?** No

**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 on Eastgate, being easily accessible by foot from Pier Street and Market Street with on street parking available along Eastgate.

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

**Aberaeron Office**  
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