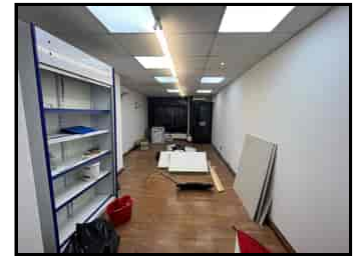


Regulated by:



Since 1989

*300 sq.ft. Retail Unit and large 3 bed town apartment. Aberystwyth Town Centre. West Wales*



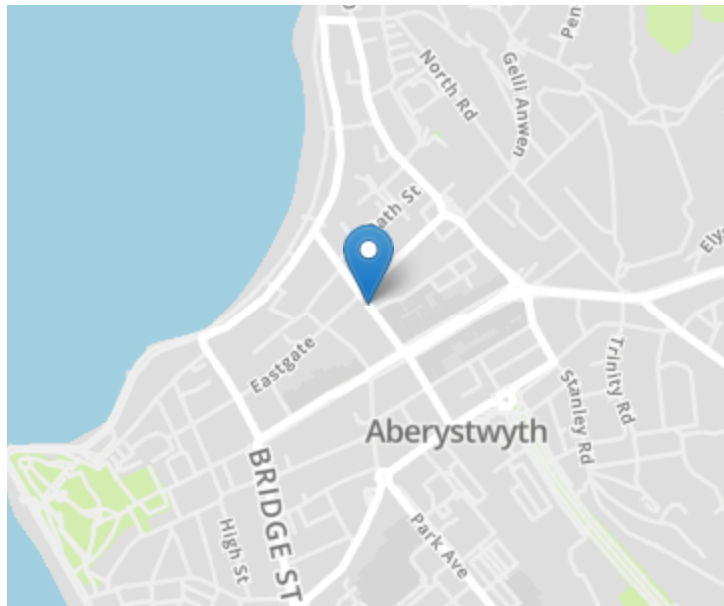
**44 Terrace Road, Aberystwyth, Ceredigion. SY23 2AE.**

**C/2227/RD**

**£127,000**

**\*\* 300 sq.ft. prominent retail premises \*\* Large 3 bedroom town apartment \*\* Aberystwyth Town Centre \*\*  
Near Boots, WH Smiths, Oxfam and Coffee #1 \*\* Ideal investment opportunity \*\* Desirable location \*\*  
Located on one of the towns main thoroughfares \*\* High level of vehicular and pedestrian activity \*\* Previously  
a Barber Shop \*\* Rear staff amenities and Storage \*\***

The property is located on Terrace Road, one of the busiest thoroughfares in Aberystwyth town centre. The town is the main strategic centre for Mid Wales with university, regional hospital, Network Rail connections, Welsh Government and Local Authority offices and traditional high street offerings, supermarkets, retail parks, primary and secondary schools, 6th form education, traditional promenade and access to the All Wales Coastal Path.\*\*



## GENERAL

A prime investment opportunity located on one of the main town thoroughfares.

The previous quoting rent for the ground floor is £600pcm for the retail area with rear storage.

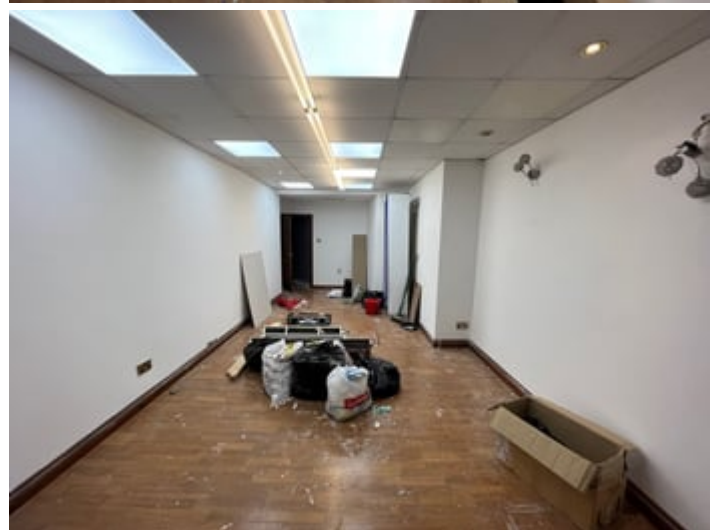
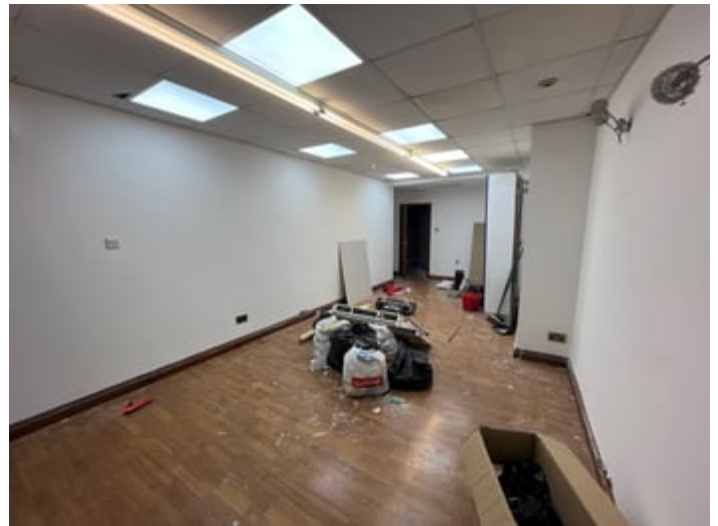
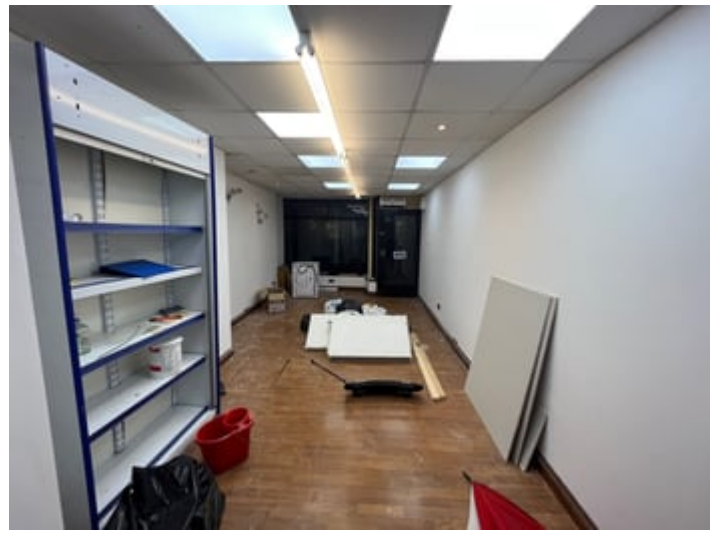
The 3 bed apartment is currently vacant but was previously rented out at £965pcm (including electric and gas)

The property has the potential to generate approximately £20,000 income per annum.

Please note that the property is leasehold and with approximately 100 years + left on the leasehold, the freehold being Ceredigion County Council.

### Main Retail Area

11' 5" x 24' 9" (3.48m x 7.54m) Accessed via glass panelled door and boasting a traditional shop front with floor to ceiling windows providing 8'5" display window, suspended ceiling with LED lights over, laminate effect flooring, multiple sockets, BT point, rear door into:



### Rear Hallway

6' 7" x 8' 2" (2.01m x 2.49m) With radiator.



### WC

3' 1" x 5' 7" (0.94m x 1.70m) WC, single wash hand basin, Triton hot water hand wash unit.

## APARTMENT

Having its own side entrance via internal hallway to rear area of the shop where a separate utility room space is provided

### Utility Space

7' 7" x 8' 7" (2.31m x 2.62m) washing machine connection point.

### Kitchen



7' 8" x 20' 2" (2.34m x 6.15m) with a range of white base and wall units, fitted oven and grill with gas hobs with extractor over, stainless steel sink and drainer with mixer tap, washing machine connection, housing a Worcester wall mounted gas boiler, rear door to flat roof, eating area, side window.

### WC

WC, single wash hand basin on vanity unit, radiator.

### Inner Hallway

### Bedroom 1

11' 1" x 7' 2" (3.38m x 2.18m) double bedroom, radiator, rear window.



### Lounge

16' 6" x 10' 6" (5.03m x 3.20m) a good size living room with 2 x windows to front overlooking the adjoining street, radiator, multiple sockets.



### Second Floor Landing

with access to loft.

## Front Bedroom 2



7' 9" x 11' 5" (2.36m x 3.48m) double bedroom, window to front, radiator, multiple sockets.

## Front Bedroom 3

10' 4" x 11' 5" (3.15m x 3.48m) double bedroom, window to front, radiator, multiple sockets.



## Bathroom



9' 7" x 12' 1" (2.92m x 3.68m) a large bathroom with corner bath, enclosed tiled shower unit, WC, single wash hand basin,

rear window, radiator.

## EXTERNAL

To front





The property fronts onto Terrace Road, one of the busiest thoroughfares within Aberystwyth leading through from the railway station to the promenade.

### **TENURE**

The property is Leasehold with over 100 +years remaining.

### **Services**

The property benefits from mains water, electricity and drainage. Mains gas connection in Terrace Road.

Business Rates: April 2017 - 25th May 2022 the rateable value was £9,500. The building is not currently rateable.

### **Directions**

From the Promenade head south onto Terrace Road (along Baravin) and proceed past Banera on your left and Boots and Ceredigion Museum. Continue across the road and the premises is located opposite Coffee #1.