

Regulated by:



Since 1989

Valuable town centre High Street located commercial premises, Lampeter, West Wales



28 High Street, Lampeter, Ceredigion. SA48 7BB.

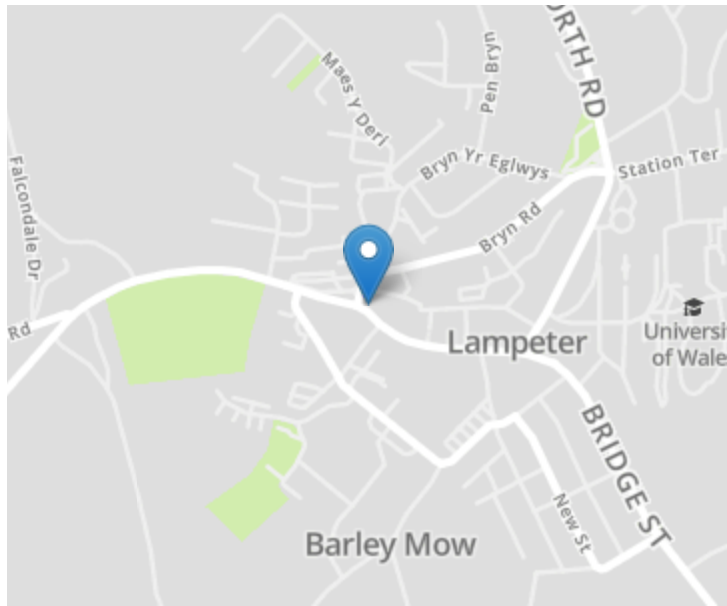
C/2184/AM

£149,950

*** A valuable and well situated commercial investment property with residential potential *** Rear suite provides good rental income with front suite currently vacant providing 4 rooms and being a former Hairdresser/Beauticians *** Potential for retail or office purposes

*** The premises occupy an end-terrace position and comprise on the ground floor: Hall, Studio/Office/Reception, rear salon/ studio 2 with fitted kitchen, rear lobby with cloakroom with w.c. *** The first floor has 3 rooms with bathroom which would be suitable for flat conversion *** There is a rear studio office suite let with 2 years remaining with its own cloakroom and heating *** There is a Yard with side entrance *** Good corner site at entry to the main street of Lampeter.

*** Planning Permission has been submitted for Change of Use of premises to residential purposes. Details on application to the Agents *** Freehold for sale by Private Treaty



STREET VIEW



ENTRANCE

Solid entrance door to

GROUND FLOOR RECEPTION HALL

With quarry tiled flooring.

STUDIO/OFFICE/RECEPTION

15' 2" x 11' 10" (4.62m x 3.61m) with understairs cupboard.



REAR KITCHEN/SALON OR STUDIO 2

11' 1" x 18' 5" (3.38m x 5.61m) with fitted kitchen area, with single drainer sink unit, fridge and usual spaces.



GENERAL

A traditionally constructed 2 storied property with later rear single storied addition. The property is sub-divided into 2 separate units at present but could be further sub-divided and provides a useful and valuable, well situated commercial investment property. Alternatively the property could be owner occupied with secondary income from a part commercial letting, or diversified to incorporate residential/commercial parts.

The rear suite currently provides a rental of £320.00 per calendar month. The premises are divided currently as follows:-



REAR LOBBY OFF

With downstairs cloakroom with w.c. and wash hand basin.

FIRST FLOOR**LANDING**

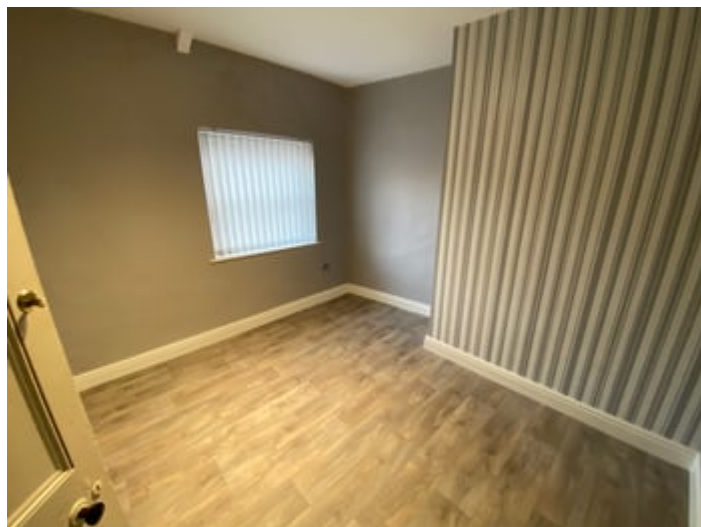
The first floor is approached by an open plan timber staircase from the front reception area to a central landing. Built in airing cupboard, with insulated cylinder and electric immersion heater.

OFFICE/STUDIO

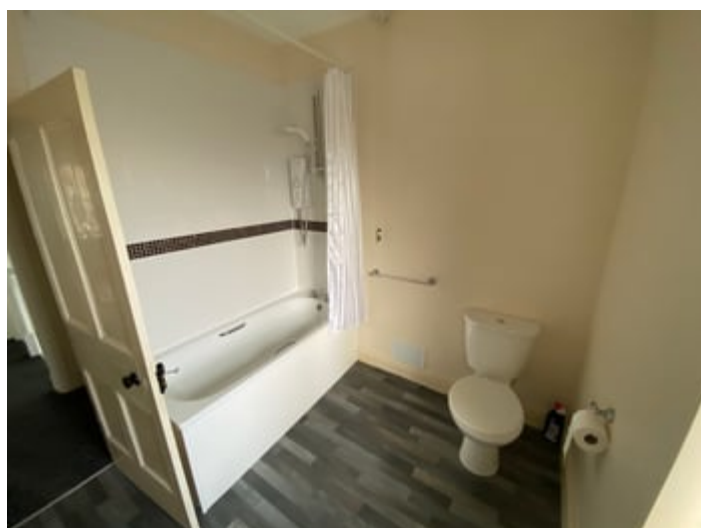
11' 9" x 10' 6" (3.58m x 3.20m) with fitted shelves. Second office/studio (adjacent) 8'4 x 6'10" interconnecting at present.

**OFFICE/STUDIO 2**

11' 0" x 11' 1" (3.35m x 3.38m)

**BATHROOM**

8' 1" x 7' 6" (2.46m x 2.29m) with panelled bath with electric shower over. Low level flush w.c., pedestal wash hand basin. Electric night storage heater. Shaver point.



GROUND FLOOR OFFICE SUITE

Off the side path is the interconnecting ground floor let suite, which provides approx. 25' x 14'6 overall with electric heating, providing hall, cloakroom and w.c., wash hand basin and open plan studio.



EXTERNALLY

To the side of the premises is a gated path enclosed by secure stone walls, which opens to a rear yard.



AGENTS COMMENTS

This is a well situated, convenient and ideal commercial/residential investment property and would be an ideal property for those seeking to enter the sector of property investment, with diverse appeal for either commercial or residential purposes and within easy walking distance of all amenities offered with in the thriving University town of Lampeter.

The estimated frontal rent is approx. £800 per calendar month for the ground and first floors.

Services

Mains water, mains electricity, mains drainage, mains gas available, Telecom and Broadband availability.

Directions

From Morgan and Davies' Offices in College Street/Harford Square proceed along the High Street and the property is the last property on the right hand side before turning into Church Street.

Energy performance certificate (EPC)

28 High Street
LAMPETER
SA48 7BB

Energy rating

E

Valid until: **26 April 2032**

Certificate number: **1131-4492-8179-2036-2655**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

117 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

