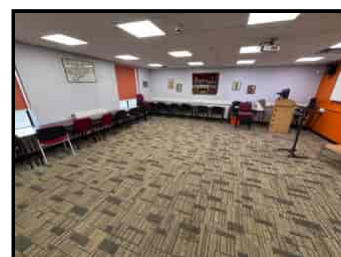


INFORMAL TENDER. *An impressive stand alone former University Building split over four floors. Town Centre location. Lampeter, West Wales*



Sheikh Khalifa Building, College Street, Lampeter, Ceredigion. SA48 7ED.

£200,000 Sale By Tender

C/2326/LD Sale by Informal Tender

*** NEW INFORMAL TENDER DATE - INFORMAL TENDERS TO BE RECEIVED NO LATER THAN 12 NOON ON THURSDAY 12TH FEBRUARY 2026

*** An impressive and substantial Town Centre commercial building *** A stand alone former University Building split over four floors *** A well equipped office building with a number of offices on each floor and Lecture/seminar rooms *** Reception area *** Front and rear access points *** Internal central staircase and lift *** Mains gas heating, double glazing and good Broadband connection *** Enjoying large picture windows with fine views over the University Grounds *** Suiting alternative use - Potential residential or for commercial use (subject to consent) *** Parking area to the rear

*** Centre of Town location - Within level walking distance to all Town amenities *** A fantastic investment opportunity - A high calibre building with diverse appeal *** Viewings highly recommended - Contact us today



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Lampeter is located in the heart of the Teifi Valley, just 12 miles inland from the Cardigan Bay Coastline, with the larger Town of Carmarthen 22 miles to the South.

GENERAL LOCATION

Sheikh Khalifa is an impressive Town Centre commercial/office premises being purpose built in the early 1990's offering a stand alone building within the University Group. The property itself is split over four floors offering majority space with various lecture/seminar rooms and large reception area whilst also benefiting from internal central staircase and a lift.

The property offers alternative use especially with it being within a centre of Town location. It could provide potential for residential, commercial or split (subject to the necessary consents being granted).

The property benefits from mains gas central heating, double glazing and parking area.

The accommodation at present offers more particularly the following.

GROUND FLOOR

IMPOSING RECEPTION HALLWAY

With seating area and reception desk.

GROUND FLOOR LECTURE ROOM



SIX OFFICES

INTERNAL STAIRCASE

W.C.

REAR ENTRANCE DOOR

FIRST FLOOR

FIRST FLOOR LECTURE ROOM



FIVE OFFICES

SECOND FLOOR

KITCHEN AND DINING AREA

EIGHT OFFICES

SECOND FLOOR LECTURE ROOM



THIRD FLOOR

SIX OFFICES

FRONT OF PROPERTY



SIDE OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

An exciting opportunity. A substantial and impressive detached commercial building in a prominent Town location. A must view.

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 property - See Legal Pack.

MONEY LAUNDERING REGULATIONS

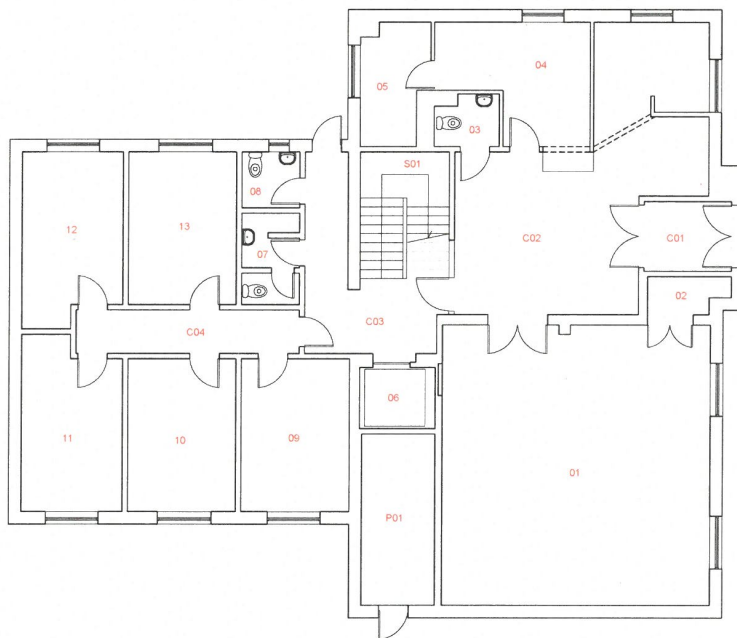
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

AGENTS COMMENTS

Please note the internal photographs were taken in November 2024.

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.



GROUND FLOOR PLAN



DRAWING IS FOR IDENTIFICATION
PURPOSES ONLY RELATING TO THE
CONDITION SURVEY AND SHOULD NOT BE
RELIED UPON FOR ANY OTHER PURPOSE

Revisions:

Rev	Date	Init	Description

DRAWING STATUS:

INFORMATION

Drawing No.

HD4174
SHK_0

Rev.

Client: UNIVERSITY OF WALES TRINITY SAINT DAVID

Project: ESTATE ROOM REFERENCE SYSTEM

Title: LAMPETER - SHEKH KALIFA
GROUND FLOOR PLAN

Scale: 1:100 @ A3

Date: 03/06/2021

Drawn: WP

Checked: LH

Approved:



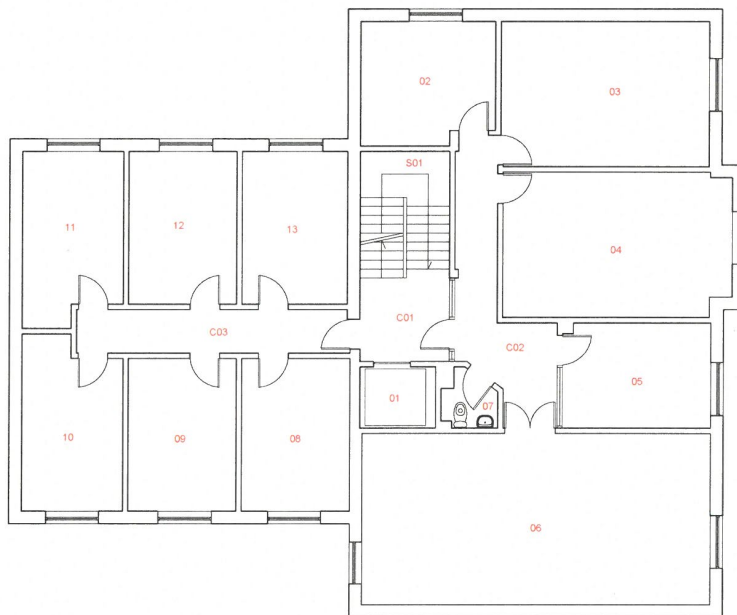
HURLEY & DAVIES
* CHARTERED SURVEYORS *

12 Aisle Court,
Riverside Business Park
Swansea, SA1 3AU
TEL : 01792 791198
FAX : 01792 440110

236 High Street,
Bathwood, Carmarthenshire,
SA31 1JL
TEL : 01453 233881

contact@hurleyanddaves.co.uk www.hurleyanddaves.co.uk

This drawing must not be scaled. Figured dimensions and levels should be used. Any
inaccuracies must be notified to the Contract Administrator.
THIS DRAWING IS COPYRIGHT



FIRST FLOOR PLAN



DRAWING IS FOR IDENTIFICATION PURPOSES ONLY RELATING TO THE CONDITION SURVEY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE



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Revisions:

Rev	Date	Intc	Description

DRAWING STATUS:

INFORMATION

Drawing No.

FD4174
SHK_1

Rev.

Client: UNIVERSITY OF WALES TRINITY SAINT DAVID

Project: ESTATE ROOM REFERENCE SYSTEM

Title: LAMPETER - SHEIKH KALIFA
FIRST FLOOR PLAN

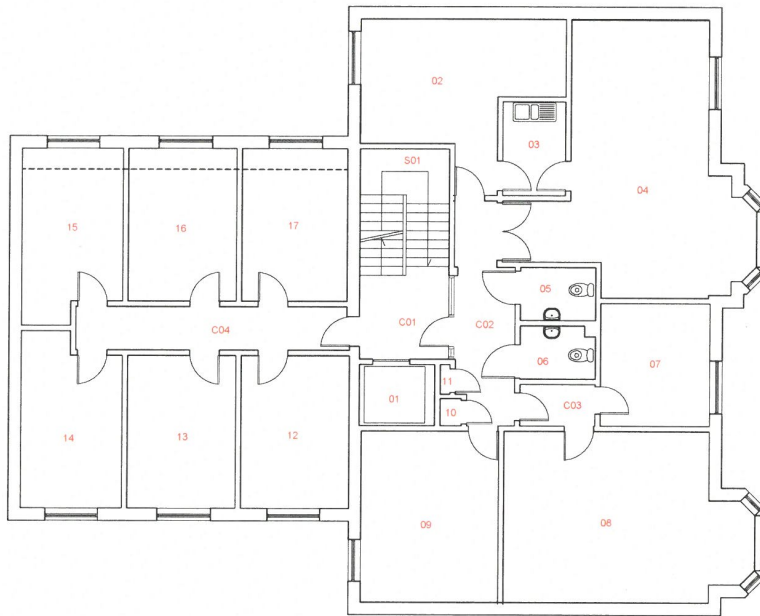
Scale: 1:100 @ A3

Date: 03/06/2021

Drawn: WP

Checked: LH

Approved:



SECOND FLOOR PLAN



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CONDITION SURVEY AND SHOULD NOT BE
RELIED UPON FOR ANY OTHER PURPOSE



12 Ave Court,
Riverside Business Park
Swansea, SA1 7SL
TEL: 01792 791198
FAX: 01792 641103

246 High Street,
Bardwood, Carmarthen,
NP23 5LJ
TEL: 01495 225381

contact@hurleyanddaves.co.uk www.hurleyanddaves.co.uk

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inaccuracies must be notified to the Contract Administrator
THIS DRAWING IS COPYRIGHT

Revisions:

Rev	Date	Iss	Description

DRAWING STATUS:
INFORMATION

Client: UNIVERSITY OF WALES TRINITY SAINT DAVID
Project: ESTATE ROOM REFERENCE SYSTEM
Title: LAMPETER, SHEKH KALIFA
SECOND FLOOR PLAN

Drawing No:
HD4174
SHK_2

Rev.
Scale: 1:100 @ A3
Date: 03/06/2021
Drawn: WP
Checked: LH
Approved:

Display energy certificate (DEC)



HM Government

University of Wales - Trinity Saint David
SHEIKH KHALIFA BUILDING
University of Wales - Trinity Saint David
Lampeter Campus
College Street
LAMPETER
SA48 7ED

Operational rating

B

Certificate number: 0256-3296-8114-7458-6834

Valid until: 30 April 2025

Total useful floor area: 1,023.16 square metres

Energy performance operational rating

The building's energy performance operational rating is based on its carbon dioxide (CO₂) emissions for the last year.

It is given a score and an operational rating on a scale from A (lowest emissions) to G (highest emissions).

The typical score for a public building is 100. This typical score gives an operational rating of D.

Score	Operational rating	This building	Typical
0-25	A		
26-50	B	28 B	
51-75	C		
76-100	D		
			100
101-125	E		
126-150	F		
150+	G		

This building's energy use

Energy use	Electricity	Other fuels
Annual energy use (kWh/m ² /year)	15.87	79.17
Typical energy use (kWh/m ² /year)	80	219.18
Energy from renewables	0%	0%

Previous operational ratings

Date	Operational rating
May 2024	28 B

Total carbon dioxide (CO₂) emissions

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO₂.

Date	Electricity	Heating	Renewables
May 2024	9	16	0

Assessment details

Assessor's name	Koi Merebark
Employer/Trading name	University of Wales Trinity Saint David
Employer/Trading address	Carmarthen Campus, College Rd Carmarthen
Assessor's declaration	Employed by the occupier.
Accreditation scheme	Elmhurst Energy Systems Ltd
Issue date	24 May 2024
Nominated date	1 May 2024

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Private. Rear.

Heating Sources: Double Glazing. 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

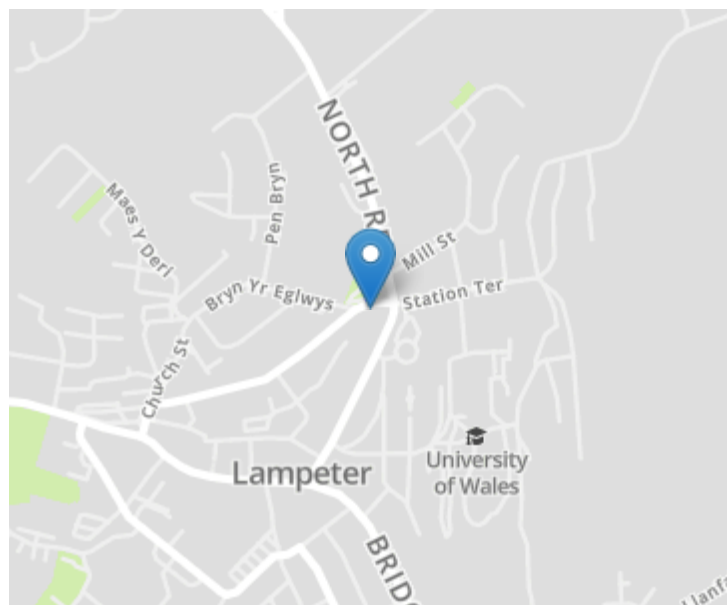
Any risk of coastal erosion? No

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 our Lampeter Office proceed down College Street. The property will be found on your left hand side just before the roundabout, 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

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

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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