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Attention Investors!! Attractive Town Centre Investment Opportunity. Aberystwyth. West Wales.



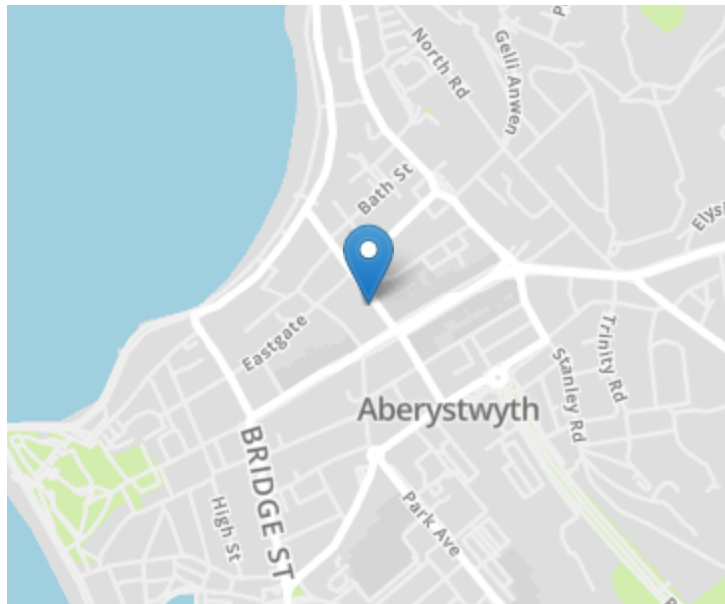
40 Terrace Road, Aberystwyth, Ceredigion. SY23 2AE.

C/2215/RD

£325,000

**** Attention Investors ** Attractive Town Centre Investment property ** Split as Ground Floor Retail with rear yard ** 2 x Apartments over ** Well maintained and presented ** Benefitting uPVC double glazing ** Busy town thoroughfare ** Established retail premises on Ground Floor ** An exciting investment opportunity in the sought after address within Aberystwyth ****

The property is situated along Terrace Road, a busy thoroughfare within Aberystwyth town centre leading from the Railway Station to the Promenade. Neighbouring properties include W H Smith, Oxfam and Barclays Bank. Aberystwyth is the main strategic town in Mid and West Wales with its regional hospital, university, Network rail connections, local and national retailers, primary and secondary education and 6th form college, business parks, retail parks, Welsh Government and Local Authority offices.



General

An excellent town centre investment opportunity. The premises is split across 4 Floors with a Ground Floor retail unit measuring approximately 564 Ft² with rear yard and Apartments over.

The Apartments have a separate designated access from Terrace Road leading to a central communal staircase with access to Flat 1 on the First Floor providing 2 Bedroom accommodation with the staircase continuing to provide an additional 3 Bed Apartment on the 2nd and 3rd Floors with spacious accommodation enjoying a wonderful outlook over Terrace Road and Portland Road, 2 popular thoroughfares within Aberystwyth.

The premises occupies an excellent position in the centre of the main shopping precinct close to W H Smiths / Post Office, Oxfam, Barclays Bank and numerous local traders.

The Accommodation provides -

Front Trading Area

The property is arranged over 4 stories and provides 3 x self contained units, Ground Floor retail commercial unit measuring approximately 564 Ft², a recently refurbished retail outfit with floor to ceiling display window and side glass door to front leading to main sales area with serving counter, large polycarbon roof allowing natural light, new flooring, recently redecorated.

Rear Sales Area

17' 0" x 9' 6" (5.18m x 2.90m) with fitted shelves, staff kitchen, toilet low flush WC.

RESIDENTIAL LETTING UNITS

Ground Floor

Residential Letting Units

The Residential Letting Units are on the upper floors of the property approached by a separate Ground Floor entrance from Terrace Road into:

Entrance Hallway

via hardwood glass panel door, emergency lighting, break glass alarm switch, new carpet, redecorated. Stairs leading to:

First Floor

via communal staircase and entrance to:

Flat 1

With Inner Hallway leading to:

Kitchen

9' 4" x 10' 0" (2.84m x 3.05m) with a range of modern base and wall units, stainless steel sink and drainer, wall mounted Worcester combi boiler, under-larder fridge space, space for electric cooker, with new electric extractor fan over.



Lounge/Dining Room

11' 9" x 15' 9" (3.58m x 4.80m) with feature large bay window to front, fireplace, double panel radiator, multiple sockets, BT point, TV point, fully redecorated, new flooring.



Shower Room

Tiled shower cubicle, dual flush WC, single wash hand basin, tiled floor.



Bedroom 1

9' 4" x 10' 6" (2.84m x 3.20m) Large Double Bedroom with dual aspect windows to side and rear, radiator, multiple sockets.



Lean-To Dressing Area

6' 2" x 7' 1" (1.88m x 2.16m) with multiple sockets.



FLAT 2

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Accessed from the first floor to stairs leading to second floor.

Shower Room



Tiled shower unit, dual flush WC, single wash hand basin, tiled flooring, radiator.

Rear Bedroom 1

11' 1" x 12' 8" (3.38m x 3.86m) Double Bedroom with dual aspect windows to rear and sides, radiator, multiple sockets.



Central Landing

of the main building, radiator. Stairs continues to:

Third Floor

Kitchen

7' 1" x 10' 4" (2.16m x 3.15m) with a range of modern base and wall units, stainless steel sink and drainer, space for electric cooker and under larder fridge, multiple sockets, side window, wall mounted combi boiler.



Lounge

13' 5" x 16' 7" (4.09m x 5.05m) with feature bay window to front enjoying a wonderful aspect over Terrace Road and Portland Road, radiator, multiple sockets, BT point, TV point.

Bedroom 2



11' 1" x 15' 7" (3.38m x 4.75m) Double Bedroom with high level windows to front, radiator, multiple socket.

Rear Bedroom 3

10' 6" x 11' 2" (3.20m x 3.40m) Double Bedroom with window to rear, radiator, multiple sockets.

EXTERNALLY

To front



The property is approached via Terrace Road with access to the Retail Unit and Flats separately.

To the Rear

To the rear is a small yard used by the Retail Unit for refuge storage, new external guttering and downpipes.

Services

We are advised that the property benefits from mains water, electricity and drainage. BT subject to transfer regulations.

Directions

The property is located centrally along Terrace Road being conveniently positioned opposite the junction with Portland Road.