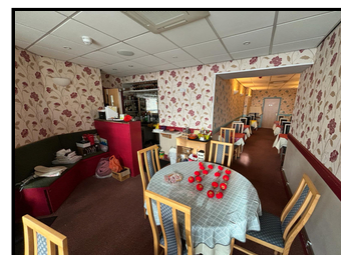


*A great investment of a commercial and residential property - Chinese takeaway and restaurant. In the Centre of the market town of Lampeter, Ceredigion, West Wales.*



17 High Street, Lampeter, Ceredigion. SA48 7BG.

£288,000

REF: C/2286/LD

\*\*\*Valuable town centre location \*\*\* Commercial and residential investment opportunity \*\*\* Currently set a Chinese Restaurant and a takeaway service with residential hospitality above\*\*\* A successful Chinese Restaurant and takeaway \*\*\* Popular establishment with good roadside frontage and good public footfall \*\*\* Consisting of a takeaway area \*\*\* Restaurant with seating for 30 people and a bar area \*\*\* W.C. for gents, ladies and disable \*\*\* Fully equipped kitchen and prep room \*\*\*Rear access \*\*\* Popular establishment with good roadside frontage and good public footfall \*\*\*

Spacious living area on the First floor \*\*\* Consisting of 6 bedrooms , Living room, Kitchen and a bathroom \*\*\* Access from the rear of the property \*\*\* Accessible from the side of the property via pedestrian access \*\*\* Rear parking for a number of vehicles with access via rear service lane \*\*\*



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## Location

Lampeter is located in the heart of the Teifi Valley is a strategic University Town 12 miles inland from the Cardigan Bay coast of Aberaeron and 20 or so miles North of Carmarthen. The premises lie within the town centre with a good roadside frontage and good public footfall providing it a prominent position.

## General Description

Prominent town centre property of mixed use with an investment opportunity. It offers currently an established and popular Chinese Restaurant and Takeaway along with a 6 bedroomed accommodation on the first floor.

A substantial property with a good shop frontage for the takeaway area and restaurant. Ample parking for a number of vehicles to the rear of the property with very useful storage sheds and garages.

The property provides the potential purchasers a healthy income potential.

## Takeaway Area

20' 1" x 12' 5" (6.12m x 3.78m) Access via a half glazed UPVC front entrance door. Order and serving area and a large bay window to the front of the property. Tiled and with a radiator.



## Restaurant Area

45' 0" x 14' 0" (13.72m x 4.27m) Seating for 30 people with a bar area. Large window to the front of the property and a radiator.



## W.C.

A tiled room with a Low Level Flush W.C., with disable access. 2 wash hand basins, urinal, hand dryer and a radiator.

## Restaurant Kitchen

15' 8" x 16' 4" (4.78m x 4.98m) A fully fitted and functional catering kitchen with a range of stainless steel equipment such as cookers and extractor fans.



## Prep Room

16' 4" x 6' 8" (4.98m x 2.03m) With 2 large walk in freezers and 2 large stainless steel sinks with drainer unit. Access to rear hallway.

## Store room

4' 0" x 4' 0" (1.22m x 1.22m)

## Rear Hallway

Access from a rear UPVC door leading to either the Restaurant kitchen area or the living residential area on the first floor.

Cloakroom off with a Low Level Flush W.C., and a wash hand basin.

## Residential Area

### Kitchen

16' 5" x 11' 2" (5.00m x 3.40m) A full equipped kitchen with floor and wall units and worktops over. 2 stainless steel sinks and drainer unit. Oven and a 4 ring gas hobs. Space and plumbing for an automatic washing machine and tumble dryer. Valliant Combi boiler. Tilled flooring.



### Bathroom

With a corner panelled bath tub. Low Level Flush W.C., and a wash hand basin. Extractor fan and radiator. Velux window.



### Living Room

15' 2" x 9' 5" (4.62m x 2.87m) A large open space with 2 Velux windows.

### Bedroom 1

15' 4" x 12' 6" (4.67m x 3.81m) With fitted wardrobes and radiator.



### Bedroom 2

15' 6" x 9' 4" (4.72m x 2.84m) With radiator.



### Bedroom 3

6' 7" x 10' 4" (2.01m x 3.15m) With Radiator.

### Rear Hallway

### Bedroom 4

15' 9" x 8' 4" (4.80m x 2.54m) With radiator

### Bedroom 5

6' 3" x 6' 5" (1.91m x 1.96m) With Radiator

### Bedroom 6

6' 3" x 6' 5" (1.91m x 1.96m) With Radiator

## Externally

### Garage

16' 0" x 15' 0" (4.88m x 4.57m) of stone elevations under corrugated sheets.



### Store Room

15' 0" x 15' 0" (4.57m x 4.57m) with tiled flooring and block elevations. Loft above divided into 2 separate rooms. Electric supply



## Large Double Garage

20' 0" x 18' 0" (6.10m x 5.49m) With easy access from a shared lane. Double steel sliding doors.



## Yard and Parking Area

A large parking area to serve the residential. Accessed via shared private lane from Mount Walk.

Residential access via the side of the property.



## Council Tax

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band - 'E'

## 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.

## Services

We are informed by the current vendor that the property benefits from mains water, mains electricity, mains drainage, mains gas. UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

# Energy performance certificate (EPC)

Canton Kitchen  
17 High Street  
LAMPETER  
SA48 7BG

Energy rating

C

Valid until:

19 March 2034

Certificate  
number:

3325-2937-7648-1988-  
4890

Property type

Restaurants and Cafes/Drinking  
Establishments/Takeaways

Total floor area

105 square metres

## Rules on letting this property

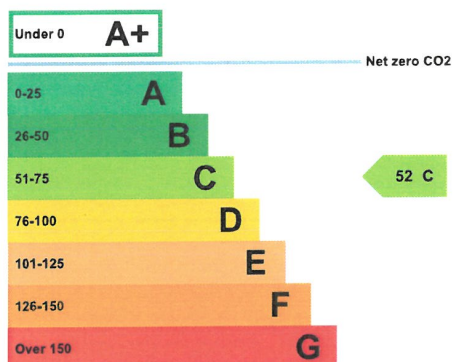
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

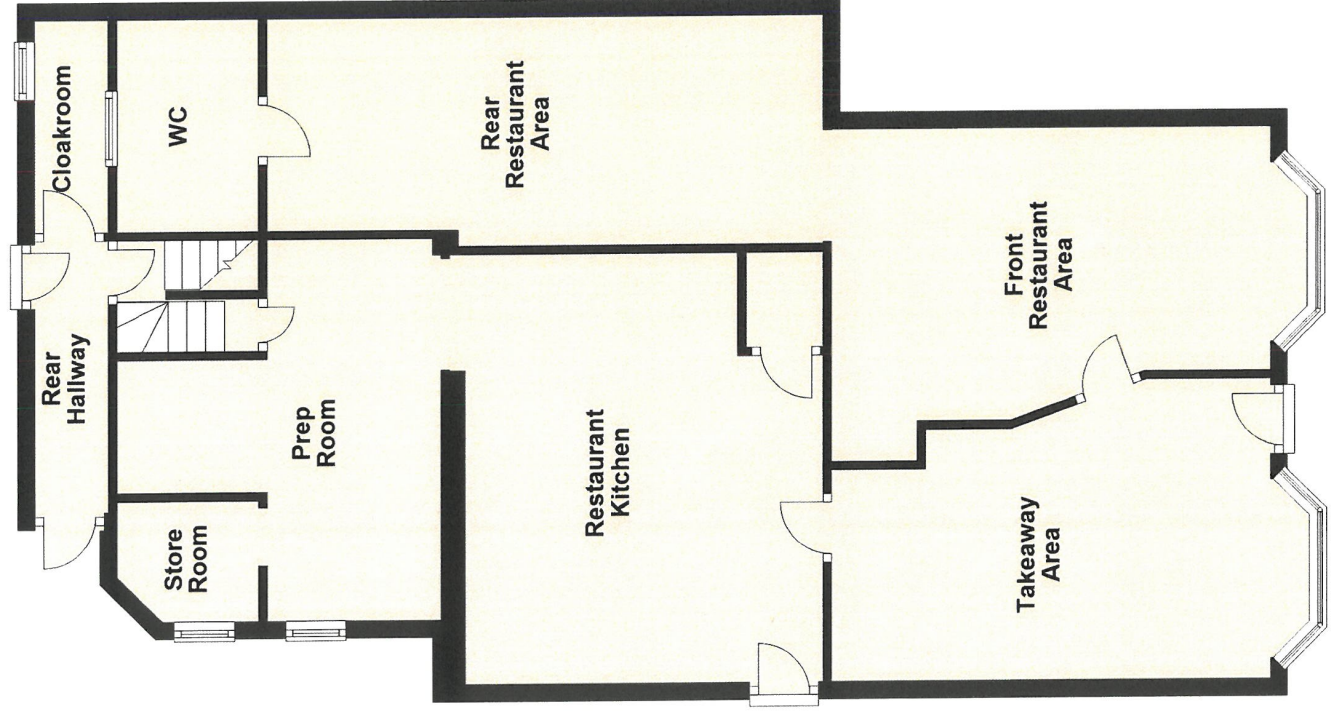
This property's energy rating is C.

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

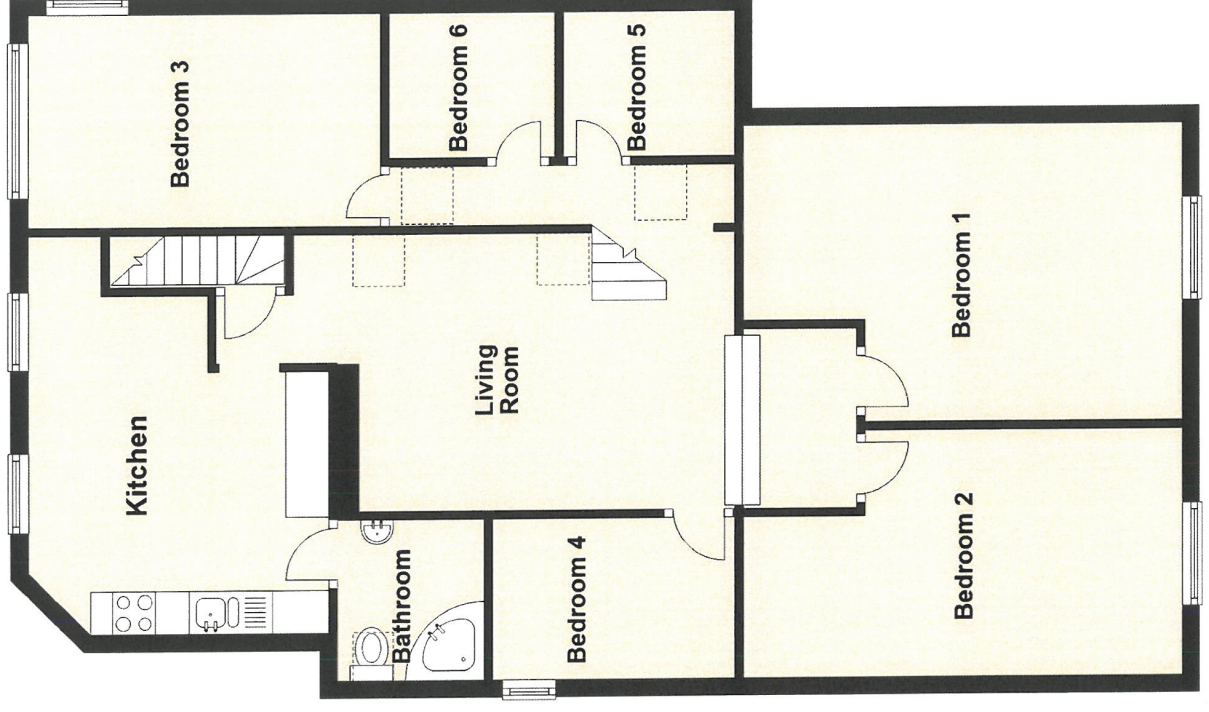
The better the rating and score, the lower your property's carbon emissions are likely to be.



## Ground Floor



## First Floor



## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (67)

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

**Flooding Sources:**

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

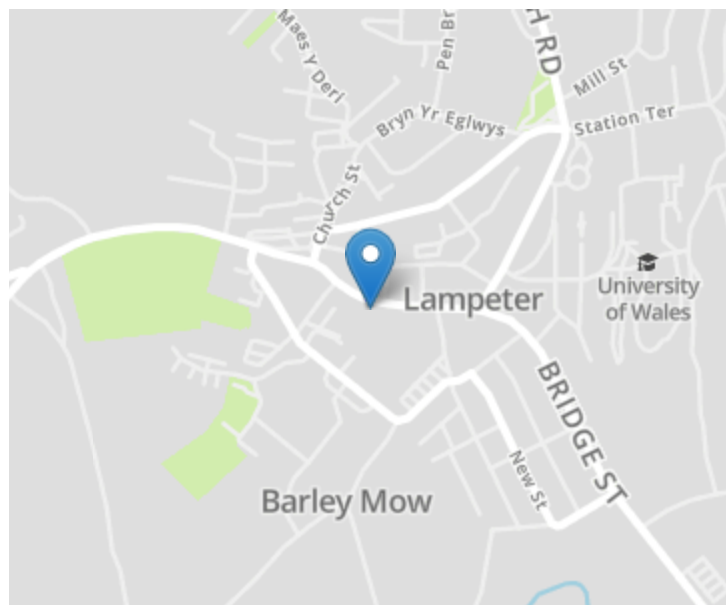
**Any risk of coastal erosion?** No

**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, turn right onto High Street and after approx 100 meters and the property will be seen on your right hand side.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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](mailto:lampeter@morgananddavies.co.uk)

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



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