

TO BE SOLD BY ON-LINE AUCTION. A substantial purpose built three storied office block suiting alternative uses (subject to consent) and Former Prayer Room. Lampeter Town Centre, West Wales



**Roland Williams Building and Prayer Room, College Street, Lampeter,
Ceredigion. SA48 7ED.**

£100,000

REF: C/2325/LD

*** TO BE SOLD BY ON-LINE AUCTION *** AUCTION GUIDE PRICE: £100,000. This Auction will be held by our Joint Auctioneers, Auction House Wales - www.auctionhouse.co.uk/southwales *** Bidding will open at 12 Noon on Monday 8th December 2025 and will run until 12 Noon on Wednesday 10th December 2025

*** An exciting investment and commercial opportunity *** A substantial Town Centre office accommodation split over three floors *** The building offers commercial/residential appeal suiting a range of uses (subject to consent) *** Currently benefits from mains gas central heating, double glazing, internal lift and staircase as well as an external staircase *** Floor plans included for room dimensions and lay out *** To include the Former Prayer Room - 34'5" x 12'

*** Prominent Town Centre location - Within level walking distance to all Town amenities *** Neighbouring properties also offered for sale by On-Line



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 DESCRIPTION

To be sold by On-Line Auction. A prominent and distinctive Town Centre commercial premises currently offering office space split over three floors. The property is suitable for alternative use (subject to consent) and could offer fantastic residential/ commercial opportunity. Its prominent location offers level walking distance to all Town Centre amenities.

A detached single storey building which was utilised as a Prayer Room is to be included.

The floor layout and dimensions are all included within the brochure and further information is available via the Selling Agents.

The neighbouring properties are also offered for sale via this On-Line Auction.

The accommodation at present offers more particularly the following.

GROUND FLOOR

A commercial property currently under office use. The ground floor is accessed via ramp access to the rear of the property opening onto a reception area. The ground floor currently consists of:-

GROUND FLOOR RECEPTION AREA



GROUND FLOOR - SIX OFFICES

OFFICE EXAMPLE



W.C.

SHOWER ROOM

LIFT AND STAIRCASE

FIRST FLOOR

Currently consisting of:-

FIRST FLOOR - THREE OFFICES



OFFICE (SECOND IMAGE)



OFFICE (THIRD IMAGE)



PRINTING ROOM

W.C.

STAIRCASE

From the ground floor.

LIFT

EXTERNAL STAIRCASE

SECOND FLOOR

Consisting of:-

TWO SECOND FLOOR LECTURE ROOMS



SECOND FLOOR - FOUR OFFICES



PRINTING ROOM

KITCHEN (SECOND FLOOR)**LIFT****PRAYER ROOM**

34' 5" x 12' 0" (10.49m x 3.66m). With exposed beams and raised platforms.

**PRAYER ROOM (SECOND IMAGE)****PRAYER ROOM (INTERNAL IMAGE)****BOILER ROOM**

With mains gas boiler and wash hand basin.

FRONT OF PROPERTY**FRONT OF PROPERTY (SECOND IMAGE)**

REAR OF PROPERTY



REAR OF PROPERTY (SECOND IMAGE)



AGENT'S COMMENTS

As a whole an exciting re-development opportunity within a Town Centre location with alternative use available (subject to consent).

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.

GUIDE PRICE

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the Vendor and the Auctioneer is the minimum amount at which the Vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

AUCTION GUIDANCE

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see Auction House Guide <https://www.auctionhouse.co.uk/guide>

REGISTER TO BID AND LEGAL PACK

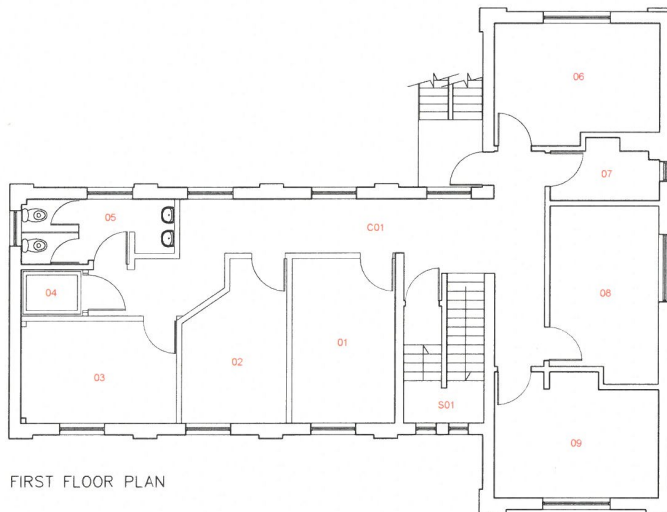
We advise all Parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register to bid and to also download the Legal Pack once available

AGENTS COMMENTS

PLEASE NOTE PHOTOGRPHS TAKEN NOVEMBER 2024

Services

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



FIRST FLOOR PLAN



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



17 Aeth Court,
Riverside Business Park
Swansea, SA2 8AJ
TEL: 01792 791188
E-MAIL: info@hurleyanddavis.co.uk

284 High Street,
Buckwood, Caerphilly,
NP23 5JG
TEL: 01495 320381

contact@hurleyanddavis.co.uk www.hurleyanddavis.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

Revisions:

Rev	Date	Init	Description

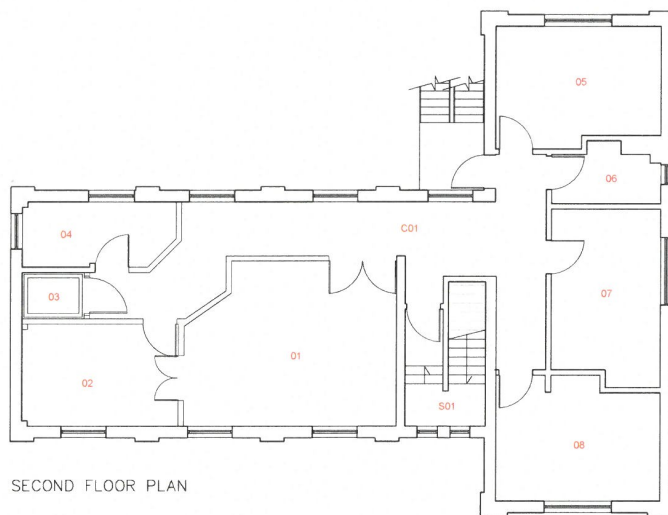
DRAWING STATUS:

INFORMATION

Client: UNIVERSITY OF WALES TRINITY SAINT DAVID
Project: ESTATE ROOM REFERENCE SYSTEM
Title: LAMPETER - ROWLAND WILLIAMS RESEARCH CENTRE
FIRST FLOOR PLAN

Drawing No.
HD4174
RWR_1

Rev.
Scale: 1:100 @ A3
Date: 03/05/2021
Drawn: WP
Checked: LH
Approved:



SECOND FLOOR PLAN



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



12 Ayn Court,
Riverside Business Park
Swansea, SA2 8AL
TEL : 01792 791100
FAX : 01792 540110

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

256 High Street,
Blackwood, Caerphilly,
NP23 5LL
TEL : 01495 225381

Revisions:

Rev	Date	Iss	Description

DRAWING STATUS:

INFORMATION

Drawing No.

HD4174
RWR_2

Rev.

Client: UNIVERSITY OF WALES TRINITY SAINT DAVID

Project: ESTATE ROOM REFERENCE SYSTEM

Title: LAMPETER - ROWLAND WILLIAMS RESEARCH CENTRE
SECOND FLOOR PLAN

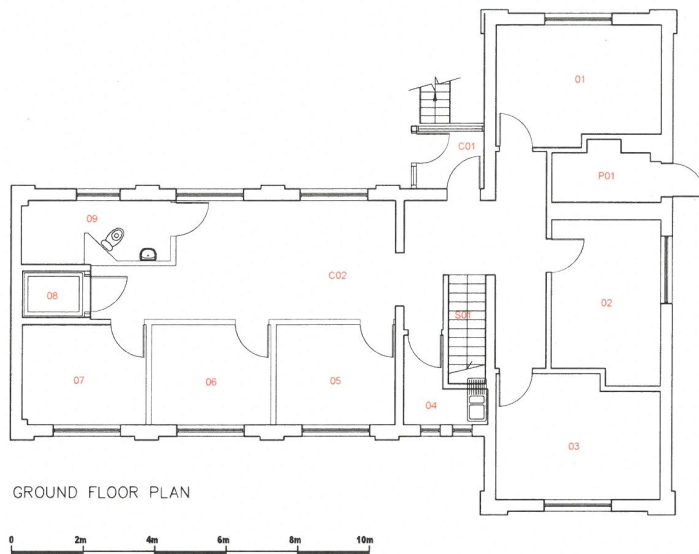
Scale: 1:100 @ A3

Date: 03/06/2021

Drawn: WP

Checked: LH

Approved:



GROUND FLOOR PLAN

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

Revisions:

Rev	Date	Init	Description

DRAWING STATUS:

INFORMATION

Client: UNIVERSITY OF WALES TRINITY SAINT DAVID
Project: ESTATE ROOM REFERENCE SYSTEM

Title: LAMPETER - ROWLAND WILLIAMS RESEARCH CENTRE
GROUND FLOOR PLAN

Drawing No:

HD4174
RWR_0

Rev:

Scale: 1:100 @ A3
Date: 03/06/2021

Drawn: WVP

Checked: LH

Approved:

Display energy certificate (DEC)



HM Government

ROLAND WILLIAMS
University of Wales - Trinity Saint David
Lampeter Campus
College Street
LAMPETER
SA48 7ED

Operational rating

C

Certificate number: 0970-2904-0166-1889-0160

Valid until: 31 October 2025

Total useful floor area: 541 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		
51-75	C	63 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)	58	132
Typical energy use (kWh/m ² /year)	80	241
Energy from renewables	0%	0%

Previous operational ratings

Date	Operational rating
November 2015	63 C

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
November 2015	17	14	0

Assessment details

Assessor's name	Mr. Thomas Oakes
Employer/Trading name	Briar Associates
Employer/Trading address	York House, High Street, Amblecote, Stourbridge, DY8 4BT
Assessor's declaration	Not related to the occupier.
Accreditation scheme	Elmhurst Energy Systems Ltd
Issue date	18 March 2016
Nominated date	1 November 2015

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

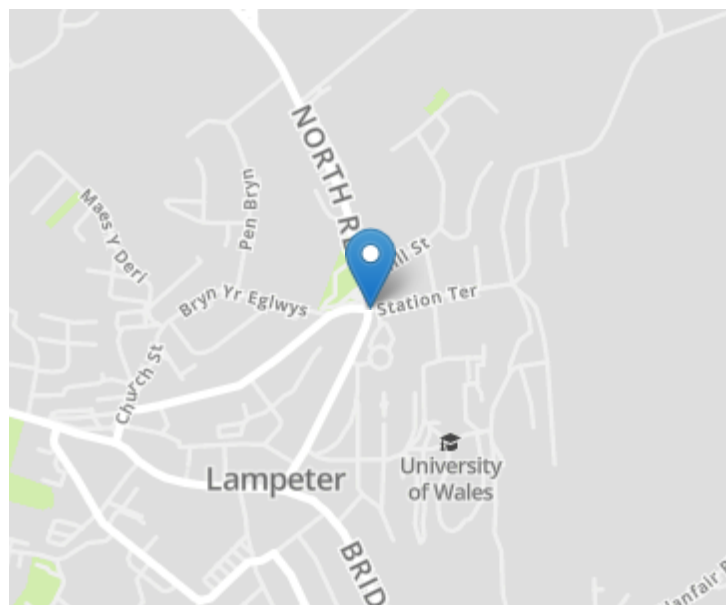
Any risk of coastal erosion? No

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. At the mini roundabout turn left onto Bryn Road. The property will be located thereafter on the left hand side, 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
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SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

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



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