

Regulated by:



ON-LINE PROPERTY AUCTION. A prominent mixed use Town Centre premises with good income capabilities. Lampeter, West Wales



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

REF: R/3411/LD Auction Guide Price

£109,000

*** TO BE SOLD BY ON-LINE AUCTION *** AUCTION GUIDE PRICE: £109,000. 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 17th October 2022 and will run until 12 Noon on Wednesday 19th October 2022

*** An exciting and prime investment opportunity - Lampeter Town Centre *** Well positioned mixed use premises with commercial and residential *** Ground floor currently a busy 'Chip Shop' with two prep rooms and cellar *** First floor providing a 1 bedroomed flat (both Tenanted) *** Prominent position within the High Street with good Pedestrian vehicle footfall *** Potential re-development as a house or two flats (subject to consent)

*** An improvable flat with external staircase access from the rear *** Mains gas central heating and UPVC double glazing *** Side courtyard and lower ground cellar *** Healthy income stream with approximately £13,200 per annum *** A must view - Rare investment opportunity



LOCATION

Lampeter is a thriving University and Market Town located in the heart of the Teifi Valley. The Town boasts a good range of local facilities, including Junior and Secondary Schooling, Banks, Post Office, Supermarkets and Leisure Centre. The Cardigan Bay Coastline lies within 12 miles and the larger County Town of Carmarthen is 22 miles to the South with access to the M4 Motorway and National Rail Networks.

GENERAL DESCRIPTION

Here lies an exciting investment opportunity consisting of a ground floor commercial premises, currently let as a busy 'Chip Shop', and to the first floor a 1 bedroomed flat. The property enjoys a healthy income stream of approximately £13,200 per annum.

The property enjoys a prominent position on the High Street of Lampeter with a reasonable vehicle and Pedestrian footfall.

To register your bid and to view the Legal Pack please contact Auction House Wales Website - www.auctionhouse.co.uk/southwales

GROUND FLOOR

FRONT RECEPTION LOBBY

With access to the commercial unit and the residential flat above.

SHOP AREA

23' 0" x 12' 8" (7.01m x 3.86m). Which includes the cooking area along with the serving/waiting area, electricity and gas connection.



PREP ROOM

14' 4" x 8' 3" (4.37m x 2.51m). Having fitted units with stainless steel and drainer unit, plumbing for automatic washing machine, side entrance door.

BOILER ROOM

With an Ideal combi mains gas boiler.

FURTHER PREP ROOM

Being fully tiled.

W.C.

With low level flush w.c., wash hand basin. Currently not connected.

LOWER GROUND FLOOR

CELLAR/STORE ROOM

13' 7" x 9' 7" (4.14m x 2.92m).

1 BEDROOMED FLAT

FIRST FLOOR

Having access via an external steel staircase from the rear of the property.

LANDING AREA

With staircase leading from the Front Reception Lobby.

BATHROOM

Having a 3 piece suite comprising of a shower cubicle with Mira electric shower, low level flush w.c., vanity wash hand basin, plumbing and space for automatic washing machine, extractor fan.

KITCHEN

10' 5" x 7' 1" (3.17m x 2.16m) . A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space with extractor hood over, radiator.

LIVING ROOM

13' 7" x 10' 9" (4.14m x 3.28m). With radiator.

LOFT ROOM/BEDROOM

18' 0" x 13' 3" (5.49m x 4.04m). With built-in wardrobes, two Velux roof windows.

EXTERNALLY

SMALL SIDE COURTYARD AND BIN STORE

PARKING AREA

Having rights of way to the rear.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

An exciting investment opportunity within a prominent Town Centre position.

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

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 to be confirmed.

Services

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

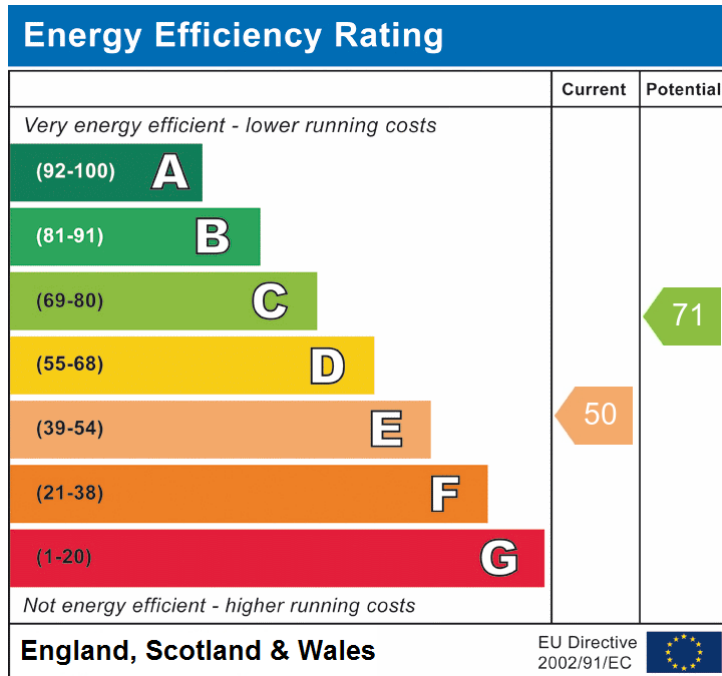
Directions

From our Lampeter Office proceed to the main square. Proceed along High Street and the property will be located on your left hand side, as identified by the Agents 'For Sale' board.

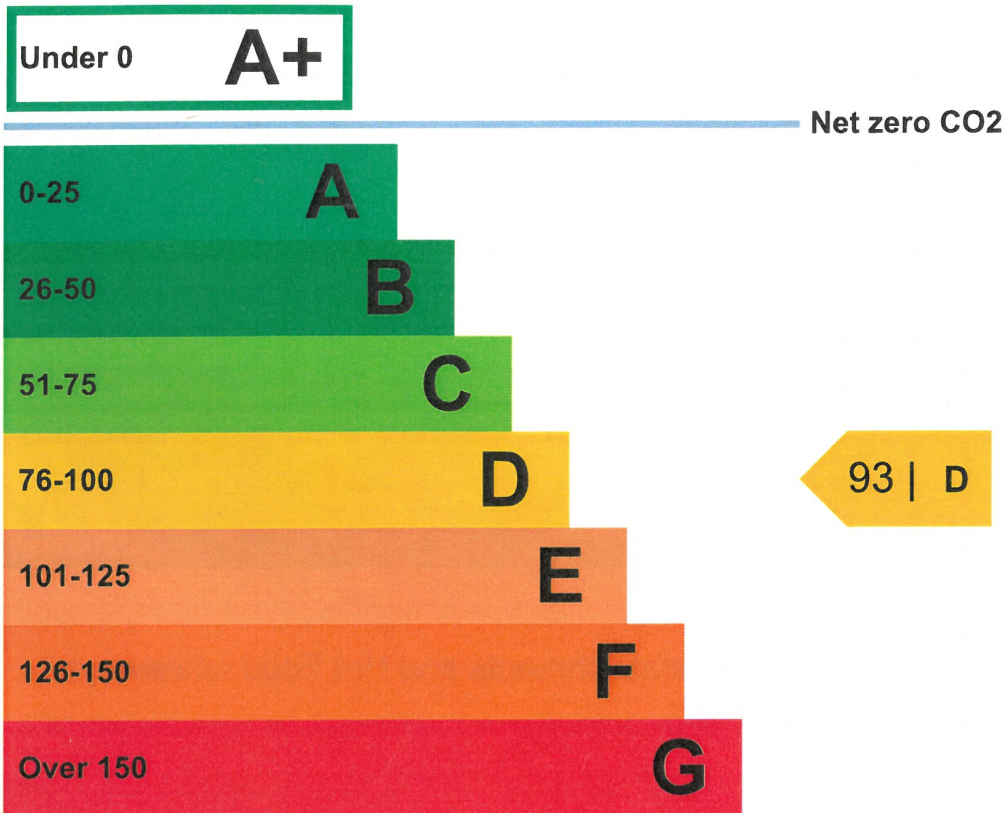
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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







Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

26 | B

If typical of the existing stock

87 | D

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation