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Valuable Let Commercial & Residential Property - Takeaway & Chinese Restaurant. Centre Of Lampeter, West Wales



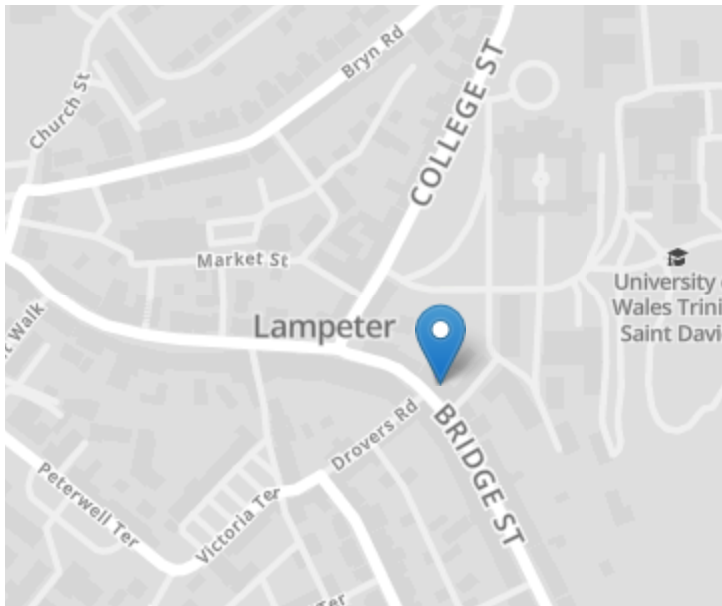
Ling Di Long, 13 Bridge Street, Lampeter, Ceredigion. SA48 7HG.

REF: C/2261/LD O.N.O

£195,000

*** Prominent Town Centre position *** Commercial and residential investment opportunity ***
Currently let as a Chinese Restaurant/Takeaway with flat above *** Two storied flat with 6 bedrooms, 2
bathrooms and separate kitchen *** Rear parking area for a number of vehicles with access via rear
service lane *** Separate access to the first floor accommodation

*** Fantastic income potential - Lease in place with rent of £18,000 per annum *** Restaurant consisting
of bar/reception area, restaurant and seating area *** Gents and Ladies w.c.'s *** Kitchen and Prep
room - 5* Rating *** Popular establishment with good roadside frontage and good public footfall ***
Backing onto the University of Lampeter Trinity St David Campus with Lampeter being a popular Town
serving a large hinterland *** Contact us for further information ***



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 backing onto the University campus and enjoying good footfall and in a prominent position.

GENERAL

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 flat to the first and second floors.

Both units are currently leased by the same tenant and providing an annual rental income of £18,000. The property is substantial, with good shop frontage and to the rear enjoys ample parking area on tarmac driveway with access via rear service lane. The property backs onto the University Of Trinity St. David Campus and Lampeter as a town, is a thriving former market town that serves a large hinterland.

This property provides potential purchasers a healthy income potential.

The property in particular now offers the following:-



RESTAURANT/SHOP

25' 7" x 18' 8" (7.80m x 5.69m) with large street frontage, front entrance door. Seating and bar area. Opening onto the main restaurant. Air conditioning unit.

**REAR HALL**

With side entrance door to alleyway.

Ladies W.C.**GENTS W.C.,****STAFF/ STORE ROOM**

6' 5" x 4' 8" (1.96m x 1.42m) Fully tiled.

RESTAURANT KITCHEN

24' 0" x 11' 7" (7.32m x 3.53m) With a fully fitted and functioning kitchen with good range of stainless catering equipment. Cookers, extractor fans etc.

**FREEZER ROOM / PREP ROOM**

11' 5" x 8' 7" (3.48m x 2.62m) With rear entrance door to alleyway.

FLAT

Accessed via external steel staircase from the alleyway.

HALLWAY

With UPVC entrance door.

KITCHEN

13' 5" x 11' 7" (4.09m x 3.53m) with fitted kitchen wall and floor units. Electric cooker point and space. Stainless Steel sink and drainer unit. Plumbing for washing machine and tumble drier.



BATHROOM 1

With low level flush w.c. pedestal wash hand basin, corner shower cubicle with Triton heated shower.



BATHROOM 2

With low level flush w.c. pedestal wash hand basin, corner shower cubicle with Triton heated shower.

BEDROOM 1 (REAR)

12' 6" x 11' 5" (3.81m x 3.48m) with night storage heater.



BEDROOM (FRONT)

10' 6" x 7' 2" (3.20m x 2.18m) with night storage heater.

BEDROOM 3 (FRONT)

12' 8" x 13' 0" (3.86m x 3.96m) with night storage heater.

SECOND FLOOR

BEDROOM 4 (REAR)

12' 6" x 11' 9" (3.81m x 3.58m) with night storage heater.



BEDROOM 5 (FRONT)

13' 8" x 10' 9" (4.17m x 3.28m) with feature original fireplace. Night storage heater.

BEDROOM 6 (FRONT)

10' 3" x 7' 3" (3.12m x 2.21m) with night storage heater.

**EXTERNALLY****TIMBER BUILT GARDEN STORE****PARKING AND DRIVEWAY**

A large parking area to serve both restaurant and flat.
Accessed via side service lane from Bridge Street.

**STREET VIEWS**

FRONT OF PROPERTY



REAR OF PROPERTY



Council tax Band

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

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas. (The flat has night storage heating) UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider. The property has recently been re-roofed.

Directions

From our Lampeter office turn left onto Bridge Street, and after approx 200yds an the property will be found on the left hand side, next to the Mark Lane Bakery.

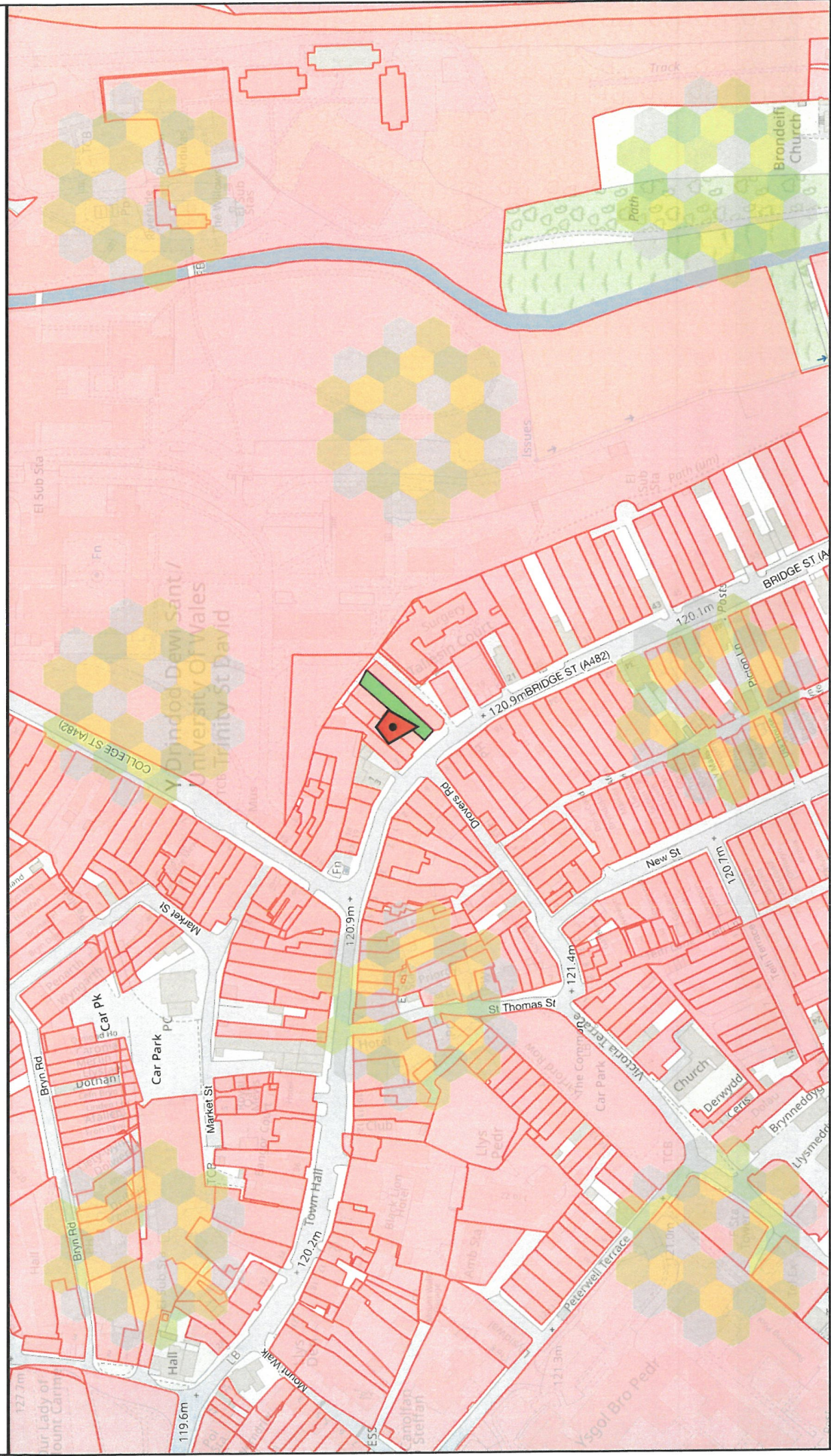
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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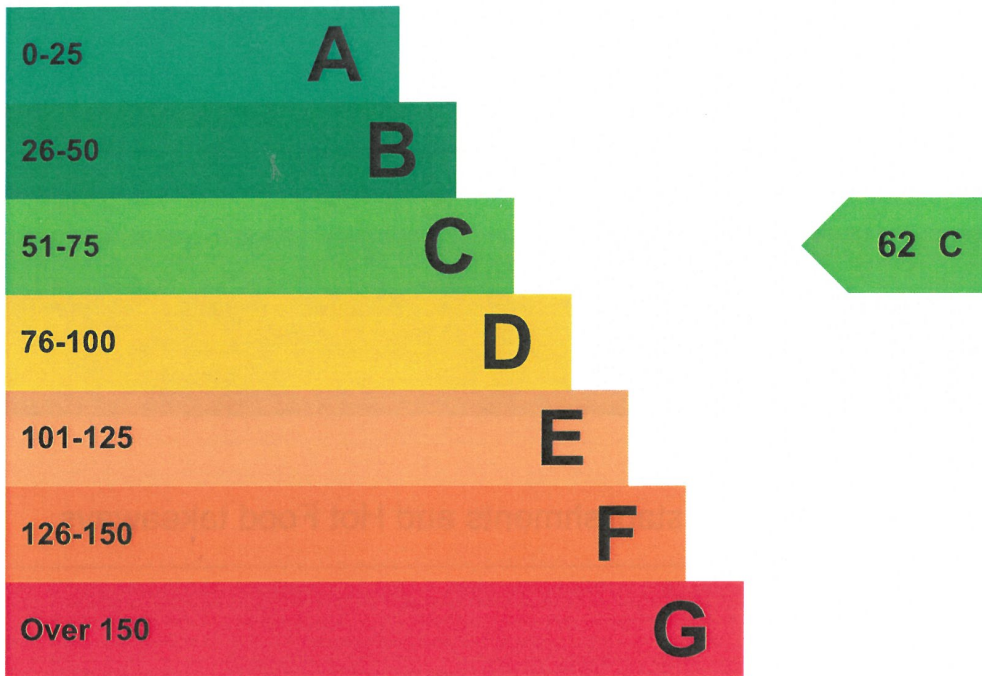
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Data last updated 10:00pm 11 JULY, 2023

Under 0

A+

Net zero CO2



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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

31 B

If typical of the existing stock

105 E

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Mixed-mode with Natural Ventilation