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A well situated, mid terraced, former town house, more latterly utilised as an office building, town centre, Lampeter, West Wales



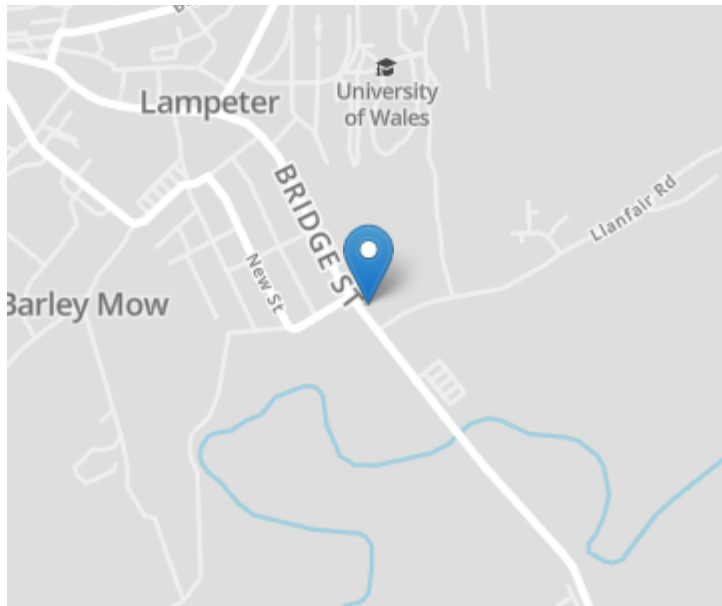
81 Bridge Street, Lampeter, Ceredigion. SA48 7AB.

C/2292/AM

£124,950

A well situated, mid terraced, former town house *** More latterly utilised as an office building *** Over 2 stories *** Main reception area *** Extensive ground floor and first floor offices *** Large garden to rear with store shed *** Easily reverted to a residential dwelling use (subject to appropriate consents being obtained)

***Located just off the town centre of the University town of Lampeter, West Wales *** 12 miles from the Cardigan Bay coastline at Aberaeron, and 22 miles from the County town of Carmarthen ***



General

A well situated, mid terraced, former town house, more latterly utilised as an office building, over 2 stories, located just off the town centre of the University town of Lampeter. 81 High Street is a central terraced, well located former office building, easily reverted to a residential dwelling use (subject to appropriate consents being obtained).

The property traditionally constructed of stone and slate rendered, with later 2 storied rear addition. The property offers extensive office accommodation over the 2 stories. The accommodation comprises as follows:-

Location

Lampeter is a popular University town in the heart of the Teifi Valley, an unspoilt area of central Wales and Mid Ceredigion, 12 miles inland from the Ceredigion Heritage coast at Aberaeron, and 22 miles north of the strategic West Wales town of Carmarthen. All facilities and amenities are within level walking distance of the property.



Central front lobby

Main Reception office

15' 8" x 10' 7" (4.78m x 3.23m) with fitted counter. Understairs store. Radiator.



Front second office

15' 4" x 9' 10" (4.67m x 3.00m) with understairs walk in store cupboard. Radiator.

Rear office

21' 10" x 9' 5" (6.65m x 2.87m) with fitted units. Radiator.

Rear Kitchenette

With 'Vaillant' wall mounted gas central heating combi boiler running domestic and heating systems. Fitted floor cupboards. Single drainer sink unit. Rear 1.5 glazed UPVC rear entrance door.

FIRST FLOOR

Central Landing

Approached via internal timber staircase from entrance lobby.

Front office 1

15' 9" x 7' 6" (4.80m x 2.29m) with radiator.

Office 2

8' 3" x 4' 8" (2.51m x 1.42m) with radiator.

Office 3

8' 10" x 8' 3" (2.69m x 2.51m) with radiator.

Office 4

8' 2" x 6' 3" (2.49m x 1.91m) with radiator.

Office 5

13'6 x 9'6 with radiator.

Rear Landing

This area serves Gents' toilets with pedestal basin, radiator, low level flush w.c.

Ladies' toilets: low level flush w.c., pedestal basin and radiator.

EXTERNALLY

The property has direct street frontage. To the rear is a good sized, level garden which is laid to lawn with concrete paths, mature hedges and a store shed.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

The property is listed under the Local Authority of Ceredigion County Council. Current rateable value £6,200.

Agent's Comments

This is a well situated former commercial office premises,

now vacant with full vacant possession, immediately available on completion.

The Freehold property would easily be reverted to its former use as a domestic dwelling (subject to the appropriate consents being obtained). Further details regarding any changes of use are available from the local authority Ceredigion County Council 01545 570881.

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 Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.

Directions

From our Lampeter office turn left and at the roundabout turn left onto Bridge Street. Continue along this street for approx 0.3 miles (10 minutes' walk) and the property will be found on the left hand side.

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

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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