

*Attention Investors. A prime mixed use investment opportunity. Bow Street. Near Aberystwyth.
West Wales.*



Pendre, Penygarn, Bow Street, Ceredigion. SY24 5BQ.

£299,950

Ref C/2312/RD

**** Attention investors ** Prime mixed use investment opportunity ** Long standing tenants ** Currently with vacant A3 unit but suitable for a range of A1, A2, A3, B1, B2 uses ** Walking distance to village amenities ** Useful range of outbuildings ** Large 2 bedroom apartment ** Popular coastal village strategically positioned on the A487 ** Currently arranged as 2 commercial A3 units plus first floor residential accommodation ** Well maintained ** Enjoying excellent street frontage ** A UNIQUE OPPORTUNITY NOT TO BE MISSED ****

The property is situated within the popular village of Bow Street positioned on the edge of the larger strategic town of Aberystwyth along the A487. The village offers a good level of local amenities and services including primary school, general shop and post office, public houses and place of worship and enjoys excellent public transport connectivity by the bus and rail network. The university town of Aberystwyth is some 5 minutes drive from the property offering secondary schools, 6th form college, regional hospital, National Library of Wales, Welsh Government and Local Authority employment opportunities, traditional high street offerings, retail parks, industrial estates and excellent leisure facilities.



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ACCOMMODATION

Unit 1A - Lock Up Shop

11' 3" x 43' 1" (3.43m x 13.13m) offering 500 sq.ft. of prime retail space accessed via glass panel door, tiled flooring, understairs cupboard, space for large trading appliance and serveries, rear service area with access to rear storage room.



Rear Storage Area/Cold Room

12' 2" x 7' 7" (3.71m x 2.31m) Rear storage area/prep area 5'8" x 14'6" with tiled flooring, rear glass doors, window to garden, water and electric connections.





Central Toilet Area

Shared with Unit 2.

UNIT 2 - CHINESE TAKEAWAY

Currently let to a chinese takeaway secured on a 12 year agreement (from 31st March 2023) with rent review clause every 3 years with 5% rental increase - with break clause option every 3 years.

Sales/Takeaway Area



11' 8" x 24' 4" (3.56m x 7.42m) with large display window and timber glazed front door, painted timber panelling, red and cream tiled walls, inglenook fireplace with oak beam over, front serving counter, 'L' shaped seating area, access to central toilets and stepped up to:

Prep Area



7' 6" x 12' 5" (2.29m x 3.78m) with access to:

Kitchen

11' 0" x 14' 10" (3.35m x 4.52m)

Prep Room

With access to rear prep room, rear door to garden and storage rooms/workshops.

RESIDENTIAL ACCOMMODATION

Currently let on a periodic tenancy with separate access from the ground floor front with stairs to:

First Floor Landing

Hall to -

Refurbished Kitchen/Living Room

12' 7" x 13' 5" (3.84m x 4.09m) with a range of modern base and wall units, stainless steel sink and drainer with mixer tap, under larder appliance space, plumbing for washing machine, tiled splash back, electric cooker with extractor fan over, radiator, window to rear garden.

Bathroom

5' 9" x 8' 2" (1.75m x 2.49m) with shower over bath, single wash hand basin, WC.

Double Bedroom

12' 7" x 8' 6" (3.84m x 2.59m) with 2 windows to front, panel radiator.

Lounge/Bedroom 2

13' 6" x 12' 7" (4.11m x 3.84m) with 2 windows to front, panel radiator, multiple sockets.

EXTERNAL

To Front

The property is approached via the A487 with footpath access to the front and vehicular right of way along the property to the rear garden area. Footpaths leading through to rear storage/catering units.



Store Shed



7' 8" x 12' 2" (2.34m x 3.71m) with raised decked area to fore.

Kitchen/Prep Room



9' 2" x 12' 2" (2.79m x 3.71m) with chiller units, walk-in freezer room and side fridge room.

Accessed via right of way from the main road.

Concrete pad in place for another shed (where previous shed used to stand).



INCOME

We are advised that the current rental income for the property (based on the current letting of 1 flat and 1 commercial unit) is £16,940 with potential for additional income.

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 advised the property benefits mains water, electricity, gas and drainage. Gas fired central heating to 1st floor accommodation.

Rates - Unit 1 - small business relief A3 use.

Unit 2 - small business rate relief A 3 use.

Residential accommodation - Council Tax Band B.



Directions

Travelling into Bow Street past the railway station on your left hand side carry on through the village and after approximately ½ a mile passing Spar on your right hand side and continuing towards the exit of the village, the property is located on the right hand side just before the village hall.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

For further information or to arrange a viewing on this property please contact :

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