

*Attention investors! Aberystwyth town centre. Mixed use investment opportunity. Prime address.  
Aberystwyth. West Wales.*



**1 Alexandra Road, Aberystwyth, Ceredigion. SY23 1LE.**

**£340,000**

**C/2318/RD**

**\*\* Attention investors \*\* Prime mixed use investment opportunity \*\* Commercial to ground floor \*\* Successful 350sq.ft. retail unit on ground floor \*\* 4 bed apartment over (potential for 2 apartments stc) \*\* Road frontage onto Chalybeate Street and Alexandra Road \*\* Character building \*\* Spacious 4 bedroom apartment with original features \*\* Views down Park Avenue \*\* One of the most sought after investment addresses in Aberystwyth \*\* A GREAT AND RARE OPPORTUNITY NOT TO BE MISSED \*\***

The property is situated within the strategic Mid Wales town of Aberystwyth offering regional hospital, university, Network Rail connections, retail parks, industrial estates and strategic road and public transport connections. Immediate neighbours to the property include Tesco, Marks and Spencers, Weatherspoons, Mountain Warehouse.



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## GENERAL

An excellent opportunity to secure a high profile investment opportunity within this favoured Mid Wales town.

The property is split to provide 350 sq.ft. retail unit on the ground floor currently used as a successful nail salon. To the side and over the shop is a large 4 bedroom apartment which currently benefits from 2 access points with one designated to the cellar area and rear yard.

The 4 bedroom apartment is significant in size and has the potential to be split into 2 apartments (stc.) for those seeking to maximise the investment asset.

## GROUND FLOOR

### DIVA NAIL DESIGN

350 sq.ft. dual fronted successful nail salon accessed separately from the main premises to the cellar area where a wash room and WC facility is available.

### APARTMENT

Benefitting from ground floor access into:

#### Entrance Hallway

5' 8" x 20' 7" (1.73m x 6.27m) accessed via uPVC glass panel door and side connecting door from the nail salon through to the separate cellar entrance.



## FIRST FLOOR

### Landing

With radiator.



### Bedroom 1

10' 1" x 12' 9" (3.07m x 3.89m) into bay window to front overlooking the adjoining street below, radiator, multiple sockets.





## Living Room

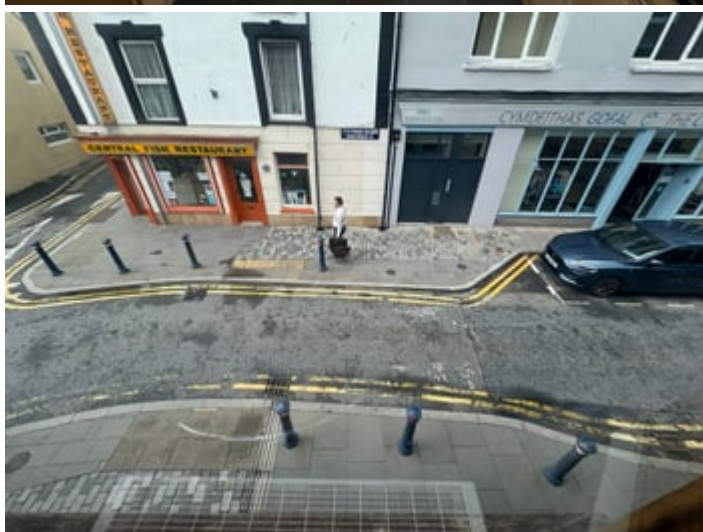
15' 5" x 13' 2" (4.70m x 4.01m) with feature bay window and dual aspect windows to Alexandra Road and Chalybeate Street, period fireplace, multiple sockets, radiator.



## Kitchen

15' 6" x 9' 6" (4.72m x 2.90m) with oak effect base and wall units, Formica worktop, NEFF induction hobs with extractor over, NEFF oven and grill, 1½ stainless steel sink and drainer with mixer tap, tiled splashback, tile effect vinyl flooring, side window to Chalybeate Street, space for dining table, larder unit.





## Shower Room



5' 2" x 6' 4" (1.57m x 1.93m) enclosed corner shower, WC, single wash hand basin, radiator, side window, tile effect vinyl flooring.

## SECOND FLOOR

### Landing

With window to half landing, radiator, airing cupboard.



### Front Bedroom 2

11' 1" x 9' 6" (3.38m x 2.90m) double bedroom, window to front, multiple sockets, radiator.





**Front Bedroom 3**

14' 6" x 10' 3" (4.42m x 3.12m) double bedroom, dual aspect windows to adjoining streets, multiple sockets, radiator.



**Front Bedroom 4**



10' 4" x 10' 9" (3.15m x 3.28m) double bedroom, window to Chalybeate Street, multiple sockets, radiator.

## Shower Room



Recently refurbished to provide high quality 5'4" shower unit with side glass panel, WC, single wash hand basin, fully tiled walls and flooring, radiator, Velux rooflight over, washing machine connection point.

## EXTERNAL

### To Front

The property is approached from Alexandra Road and Chalybeate Street currently benefiting from 2 pedestrian access points into the building with 1 leading straight to the entrance hallway and 1 to a side hallway with connecting door to the main entrance with steps leading down to lower cellar area split into 2 rooms.





## Cellar Room 1



With slate flagstone flooring, Belfast sink, washing machine connection point, access to side store room and connecting door into:

## WC

WC, single wash hand basin, slate flagstone flooring.



## Rear Courtyard Area

Accessed from the stairwell into a small yard area to the rear of the building.



## 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

Services - we are advised the property benefits from mains water, electricity and drainage. Gas central heating.

Tenure - Freehold.

Council Tax - Band C.

Rateable Value (Shop) - £6,200.

## MATERIAL INFORMATION

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**Council Tax:** Band C

**Council Tax:** Rate 1203

**Parking Types:** None.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**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

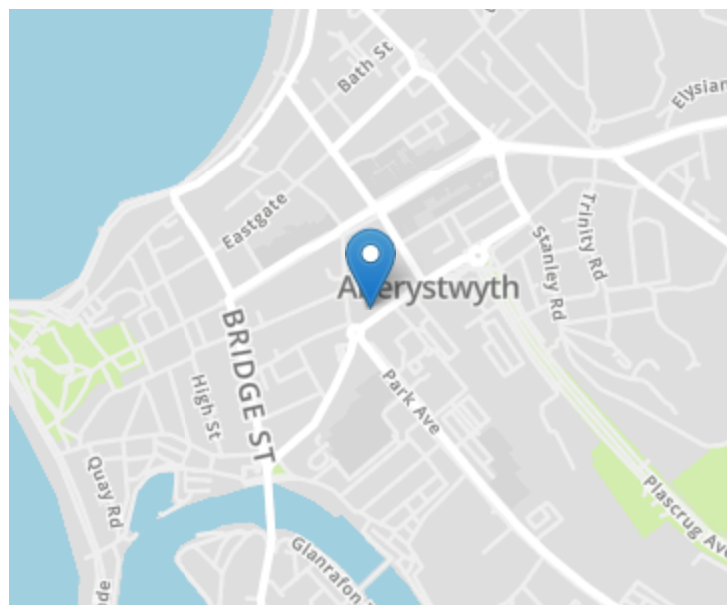
**Is the property listed?** No

**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

The property is located just off the Park Avenue and Alexandra Road roundabout immediately in front of you.

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

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