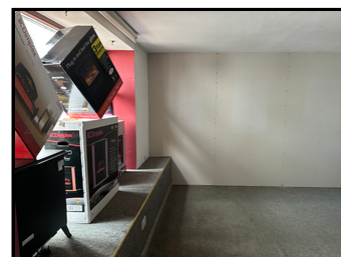
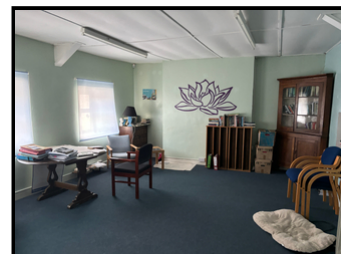


A well situated retail unit, currently sub divided as 2 small lock-up shops together with useful offices (potential flat) above, Central Lampeter.



Units 1 & 2 Priory Street, Lampeter, Ceredigion. SA48 7BA.

£179,950

C/2315/AM

*** An opportunity to acquire 2 lock-up units and useful office space in central Lampeter *** Units 1 & 2 currently provide 2 separate lock-up units, and 1 self contained office/potential flat at first floor level with cloakroom and w.c ***

*** Traditionally constructed and extensively refurbished around 30 years ago *** Useful retail accommodation at adjacent to a busy thoroughfare between High Street and the Cwmins town centre car park***The premises are traditionally built of stone elevations, rough cast rendered, have 2 good sized retail windows and rear fire escape access ***

For sale by Private Treaty



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Lampeter is a busy University town in the heart of the Teifi Valley within the foothills of the Cambrian Mountains and just 12 miles inland from the Ceredigion Heritage Coastline at Aberaeron. The major county town of Carmarthen is 22 miles to the immediate south-west. Lampeter is a busy commercial centre serving an extensive rural hinterland.

GENERAL

Units 1 & 2 currently provide 2 separate lock-up units, ideal for owner occupation, sub division or commercial investment purposes and are provided for sale on a Freehold vacant possession basis together with self contained office/potential flat at first floor level with cloakroom and w.c.

The units are traditionally constructed and were extensively refurbished around 30 years ago, and provide useful retail accommodation at adjacent to a busy thoroughfare between High Street and the Cwmins town centre car park.



THE UNITS

The units are traditionally constructed and well maintained the property benefits 2 x separate self contained units, or potentially 3 with an opportunity of providing a mixed residential and commercial investment if the first floor were to be converted.

The premises are traditionally built of stone elevations, rough cast rendered, have 2 good sized retail windows and rear fire escape access.

The accommodation currently provides as follows:-

The first floor currently has its own kitchen and cloakroom/w.c. but potentially, could have a bathroom with limited capital investment.

UNIT 1 - Retail and Storage

Hardwood part glazed entrance door to:-

Reception Hall

With tiled floor, plumbing for washing machine.

Retail Area

15' 8" x 17' 0" (4.78m x 5.18m) with understairs storage cupboard.

UNIT 2 - Ground Floor

17' 2" x 15' 5" (5.23m x 4.70m) located adjacent off Priory Street with its own front entrance and provides a unit on the ground floor only. Display window to fore.



FIRST FLOOR

Landing

Approached via internal pine staircase from lobby.

Kitchen

9' 2" x 4' 6" (2.79m x 1.37m) with single drainer sink unit, plumbing and space for appliances.

Cloakroom off

With w.c. and wash hand basin and space for shower cubicle.

Inner Hall

7' 6" x 5' 9" (2.29m x 1.75m)

Bedroom/Study

9' 9" x 6' 2" (2.97m x 1.88m)

Studio

23' 7" x 15' 6" (7.19m x 4.72m)



TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

AGENT'S COMMENTS

This is a well situated commercial investment with considerable diversification possibilities for the commercial/residential occupier and/or investment purposes.

The property is well located adjacent to the main thoroughfare, ideal as a starter with occupationally offering up to 3 individual units if so desired. In all, a well situated desirable premises.

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, mains gas available but not connected. Telephone subject to B.T. transfer regulations, and broadband connectivity.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

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

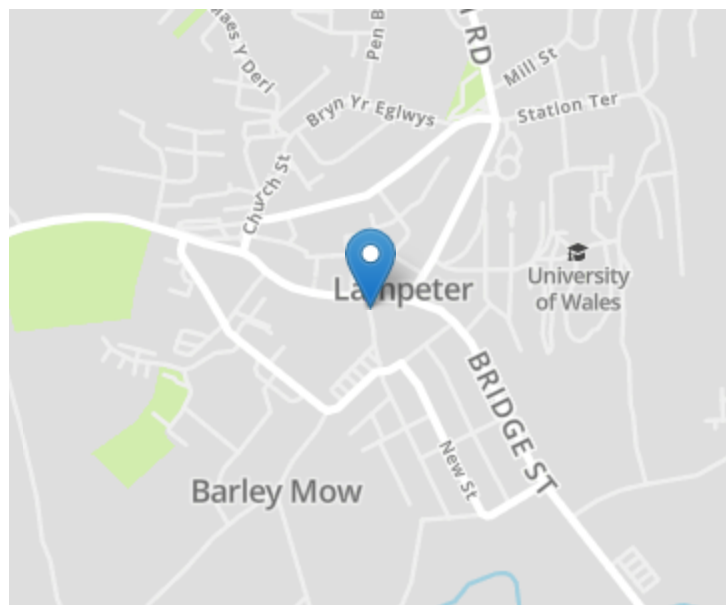
Any risk of coastal erosion? No

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 best approached by locating the Castle Hotel in the town centre High Street taking Priory Street towards the main car park and the units will be found on the right 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 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'.

To keep up to date please visit our Facebook and Instagram Pages

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

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]