

A prominent mixed use Town Centre premises with fantastic income capabilities. Lampeter, West Wales



19 High Street, Lampeter, Ceredigion. SA48 7BG.

£172,000

REF: C/2314/LD

*** A prominent mixed use Town Centre premises *** Highly profitable and great income capabilities *** *** An outstanding and highly successful business currently run by the Landlords with a brand new fully fitted Take-Away catering kitchen with full stainless steel, newly decorated and flooring throughout *** *** All upgraded and up to current standards

*** Ground floor currently a popular and highly profitable Take-Away business with shop front, prep room and cellar *** First floor providing a 1 bedroomed flat with loft room over (Tenanted at £500.00 per calendar month) *** Prominent position within the High Street with good Pedestrian and vehicle footfall *** An improvable flat with external staircase access from the rear *** Mains gas central heating and UPVC double glazing *** Side courtyard and lower ground cellar

*** An exciting and highly profitable business opportunity awaits *** Something new and fresh in Lampeter Town Centre *** All up to current standards



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LOCATION

Lampeter is a thriving University and Market Town located in the heart of the Teifi Valley. The Town boasts a good range of local facilities, including Junior and Secondary Schooling, Banks, Post Office, Supermarkets and Leisure Centre. The Cardigan Bay Coastline lies within 12 miles and the larger County Town of Carmarthen is 22 miles to the South with access to the M4 Motorway and National Rail Networks.

GENERAL DESCRIPTION

An exciting commercial and investment opportunity. Currently run as a highly profitable and impressive Take-Away business that has been running for only four months but being highly profitable and popular within the Town.

The Take-Away business has been fully renovated offering a high standard and brand new commercial kitchen with stainless steel prep room, office and w.c., with lower ground storage/cellar.

To the first floor lies a 1 bedroomed flat currently Tenanted at £500.00 per calendar month. The flat is in need of refurbishment but has been tenanted for many years.

A rare and unrivalled opportunity to run your very own successful Take-Away business or as an investment property with great rental capabilities.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

GROUND FLOOR

FRONT RECEPTION LOBBY

With access to the commercial unit and the residential flat above.

TAKE-AWAY BUSINESS

23' 0" x 12' 8" (7.01m x 3.86m). With a good sized waiting area with feature burnt cladded walls and various seating areas for up to nine people.



TAKE=AWAY BUSINESS (SECOND IMAGE)



TAKE=AWAY BUSINESS (THIRD IMAGE)



TAKE-AWAY BUSINESS (FOURTH IMAGE)**TAKE-AWAY KITCHEN**

With a brand new stainless steel kitchen with a frying range, grill range, undercounter fridge, display fridge and upright fridge/freezer, drinks fridge, stainless steel sink, large commercial extractor hood over and a coffee machine.

**PREP ROOM**

14' 4" x 8' 3" (4.37m x 2.51m). Being stainless steel clad with two pizza ovens, upright freezer, pantry unit, rear entrance door and double stainless steel sink.

**PREP ROOM (SECOND IMAGE)****OFFICE SPACE****W.C.**

With low level flush w.c., and wash hand basin.

LOWER GROUND FLOOR**CELLAR/STORE ROOM**

13' 7" x 9' 7" (4.14m x 2.92m).

1 BEDROOMED FLAT**FIRST FLOOR**

Having access via an external steel staircase from the rear of the property.

LANDING AREA

With staircase leading from the Front Reception Lobby.

BATHROOM

Having a 3 piece suite comprising of a shower cubicle with Mira electric shower, low level flush w.c., vanity wash hand basin, plumbing and space for automatic washing machine, extractor fan.

KITCHEN

10' 5" x 7' 1" (3.17m x 2.16m) . A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space with extractor hood over, radiator.

LIVING ROOM

13' 7" x 10' 9" (4.14m x 3.28m). With radiator.

LOFT ROOM/BEDROOM

18' 0" x 13' 3" (5.49m x 4.04m). With built-in wardrobes, two Velux roof windows.

EXTERNALLY**SMALL SIDE COURTYARD AND BIN STORE****PARKING AREA**

Having rights of way to the rear.

AGENT'S COMMENTS

A highly profitable business opportunity within a prime centre position.

TENURE AND POSSESSION

We are informed the property is Freehold with the first floor being tenanted at £500.00 per calendar month. The ground floor is occupied by the Landlords themselves.

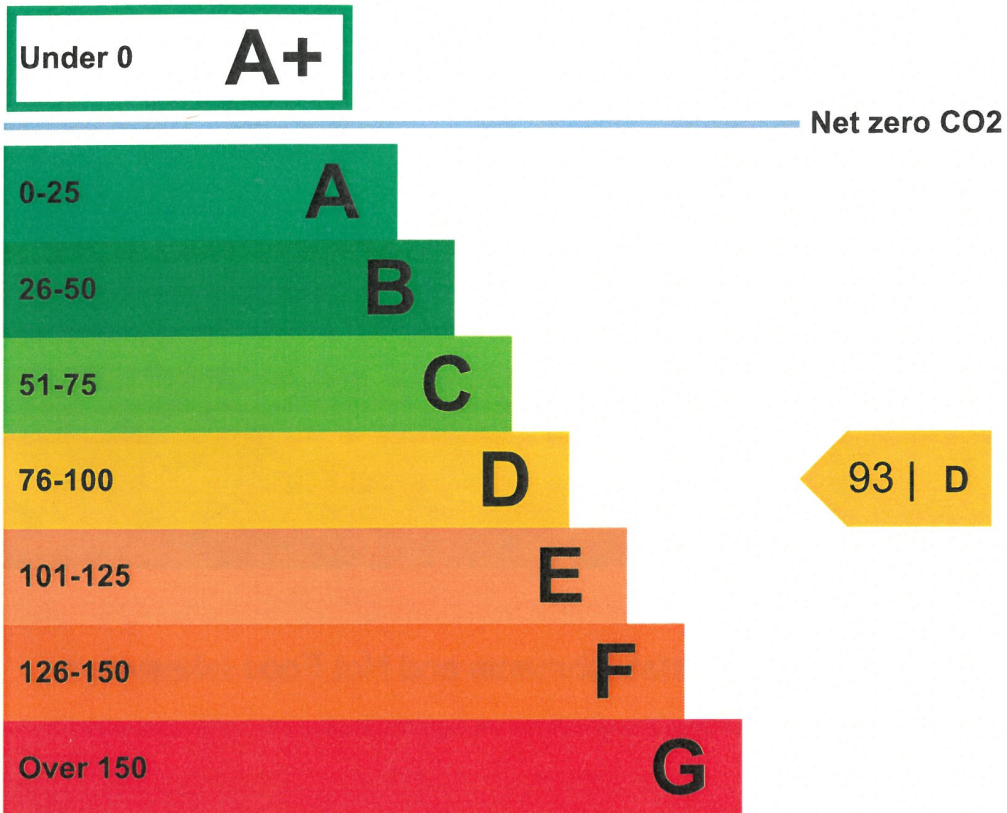
COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property to be confirmed.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.





Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

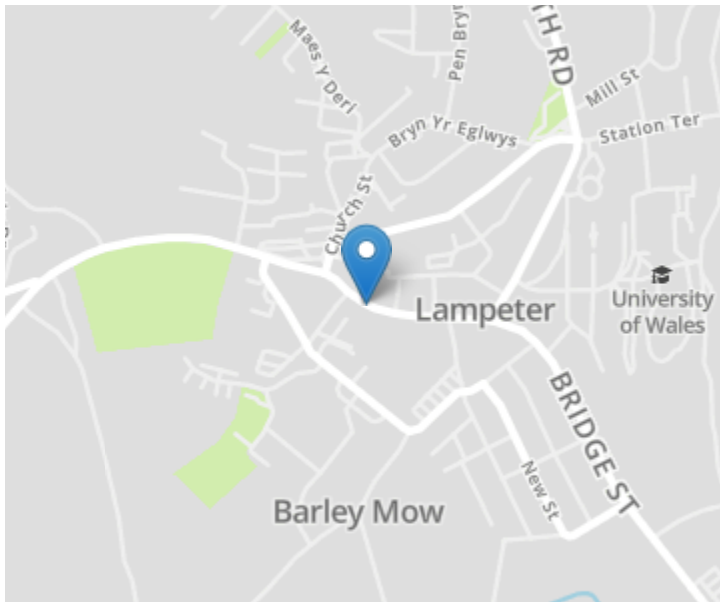
Directions

From our Lampeter Office proceed to the main square. Proceed along High Street and the property will be located on your left 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 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		71
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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