

Prime Commercial/Investment Opportunity - Aberaeron town centre. Cardigan Bay - West Wales.



Manchester House, 19 Market Street, Aberaeron, Ceredigion. SA46 0AS.

£310,000

Ref C/2340/RD

****A prime commercial/investment opportunity**Mixed use premises**Ground floor retail shop**Self contained 3 bed maisonette (2nd and 3rd floors)**Currently let generating an income of £21,000 p.a.**Prominent main street frontage**One of the prime retail spaces in West Wales**Fully refurbished in recent years and well maintained****

****AN UNIQUE TOWN CENTRE INVESTMENT OPPORTUNITY THAT MUST BE VIEWED TO BE APPRECIATED****

An imposing town centre commercial and residential property. Occupying a prime trading location fronting onto Market Street, a busy thoroughfare within the centre of this popular Georgian Harbour town. A three storey double fronted Grade II Listed property, next to a 7,000 sq.ft. Cost Cutter Supermarket, close to Boots The Chemist and other busy retail outlets.



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

GENERAL

An opportunity exists of acquiring a valuable Town Centre Commercial Property providing an excellent investment income. The Ground Floor is currently let as a high end clothes Shop with the 2nd and 3rd Floors let as residential accommodation.

the rental income is split as:

Ground Floor Retail: £1,000 pcm - £12,000 per annum

1st & 2nd Floors: £750pcm - £9,000 per annum

Provides more particularly as follows -

GROUND FLOOR

Ground Floor Shop

26' 7" x 14' 7" (8.10m x 4.45m) max. with original features including alcoves, picture rails, ceiling cornices and covings, 2 front entrance doors and a large bay window display frontage.

Access to lower ground floor which provides -

Sales area

13' 3" x 10' 1" (4.04m x 3.07m) .

Separate w.c.

FIRST FLOOR

The Maisonette

is approached via its own independent access from street. Provides -

Landing

Kitchen/Dining Room



14' 7" x 13' 4" (4.45m x 4.06m) will be fitted with a new modern full range of kitchen units, window overlooking front street

Sitting Room





18' 7" x 11' 2" (5.66m x 3.40m) into alcove with 2 windows overlooking front street and a period Victorian cast iron fireplace

SECOND FLOOR

Landing Area

With airing cupboard.

Bedroom 1



14' 7" x 12' 3" (4.45m x 3.73m) (max.) with a tiled period fireplace

Bedroom 2

13' 5" x 8' 5" (4.09m x 2.57m) into alcove



Bedroom 3

10' 6" x 6' 3" (3.20m x 1.91m)



Bathroom



With a fully fitted new suite.

Externally.

Street Frontage.



VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@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

MONEY LAUNDERING

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.

TENURE

The property is of Freehold Tenure.

Services

Mains electricity, water and drainage.

Council Tax Band B (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: No Parking Available.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: E (42)

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 premises are located immediately opposite the road to Morgan & Davies office at Market Street Aberaeron.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	42	
(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 :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

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



Regulated by

RICS