



# Estate Agents | Property Advisers Local knowledge, National coverage

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.

### **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" (8.10 m x 4.45 m) 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





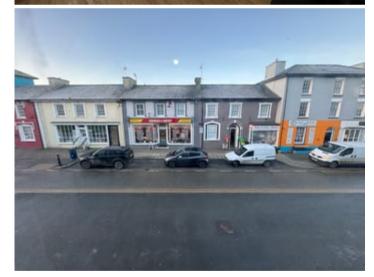
14' 7" x 13' 4" (4.45m x 4.06m) will be fitted with a new modern full range of kitchen units, window overlooking front street

## 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



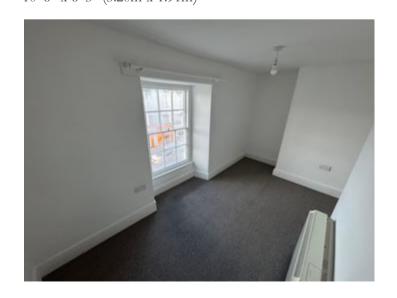
14' 7" x 12' 3" (4.45m x 3.73m) (max.) with a tiled period fireplace

## 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.

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# 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?  $\mathrm{No}$ 

Flooding Sources:

Any flood defences at the property?  $\ensuremath{\mathrm{No}}$ 

Any risk of coastal erosion? No

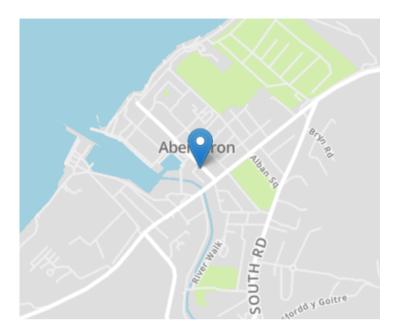
Is the property listed? No

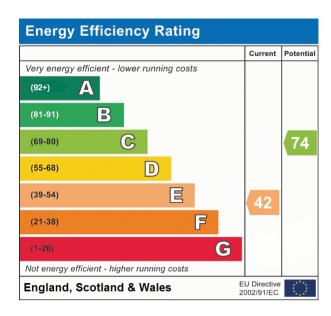
Are there any restrictions associated with the property?  $\mathrm{N}\mathrm{o}$ 

Any easements, servitudes, or wayleaves?  $\mathrm{N}\mathrm{o}$ 

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.

