

TO BE SOLD BY ON-LINE AUCTION. An imposing and substantial Commercial/Residential investment opportunity. Lampeter Town Centre, West Wales



Burgess Hall, College Street, Lampeter, Ceredigion. SA48 7EY.

£27,000

REF: C/2324/LD

*** TO BE SOLD BY ON-LINE AUCTION *** AUCTION GUIDE PRICE: £27,000. This Auction will be held by our Joint Auctioneers, Auction House Wales - www.auctionhouse.co.uk/southwales *** Bidding will open at 12 Noon on Monday 8th December 2025 and will run until 12 Noon on Wednesday 10th December 2025

*** An iconic and substantial Town Centre property *** A project with great commercial/residential opportunity/investment
 *** NO INTERNAL VIEWINGS WILL TAKE PLACE DUE TO ITS CURRENT CONDITION *** Great location for business opportunity *** Excellent investment opportunity *** Well suited for offices, retail or a variety of commercial/part residential (subject to consent) *** Mains gas fired central heating (not tested) *** Ripe for re-development within Town Centre *** Street frontage and large picture window *** Enjoying views over the Town Green and the University Campus
 *** Within easy level walking distance to a range of local amenities within Lampeter Town Centre



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 located in the heart of the Teifi Valley, just 12 miles inland from the Cardigan Bay Coastline, with the larger Town of Carmarthen 22 miles to the South.



LOCATION (SECOND IMAGE)



GENERAL DESCRIPTION

An opportunity to acquire a substantial and prominent investment property located in Lampeter Town Centre offering potential for a variety of uses, such as commercial or residential (subject to obtaining the necessary consents). The property is ripe for re-development with its great location, street frontage, its size and layout. An opportunity not to be missed.

The property is currently split into 24 offices/bedrooms, kitchen and toilet and shower blocks.

The property currently provides the following.



PLEASE NOTE

NO INTERNAL VIEWINGS WILL TAKE PLACE DUE TO ITS CURRENT CONDITION.

MAIN ELEVATION



Entrance Hall

Accessed via half glazed side entrance door, two radiators, staircase to first floor with understairs storage cupboard.

Office/Bedroom 1

13' 8" x 14' 3" (4.17m x 4.34m). With one radiator, large picture window to the front.

Shower Room

With shower cubicle, wash hand basin, low level flush w.c.

Kitchen

12' 4" x 9' 9" (3.76m x 2.97m). With fitted floor cupboards incorporating stainless steel single drainer sink unit, radiator.

Office/Bedroom 2

12' 2" x 18' 8" (3.71m x 5.69m).

Office/Bedroom 3

18' 6" x 9' 4" (5.64m x 2.84m).

Side Hallway

With quarry tiled floor, understairs cupboard, staircase to the first floor.

Office/Bedroom 4

12' 9" x 10' 8" (3.89m x 3.25m).

Cloakroom

Having low level flush w.c., wash hand basin.

Office/Bedroom 5

18' 4" x 13' 1" (5.59m x 3.99m).

Rear Entrance Hall

With solid rear entrance door with fan light over.

Office/Bedroom 6

12' 8" x 14' 4" (3.86m x 4.37m).

En-Suite Shower Room

With shower cubicle with mains fed shower, low level flush w.c., pedestal wash hand basin.

First Floor

Lower Landing

With

Shower Block

Having low level flush w.c., three wash hand basins, two shower cubicles.

Landing

With

Toilet and Shower Block

With two wash hand basins, two shower cubicles with mains fed shower, three toilet cubicles having low level flush w.c., radiator.

Front Landing

With

Bedroom 7

11' x 10' 3" (3.35m x 3.12m).

Bedroom 8

14' 5" x 8' 4" (4.39m x 2.54m).

Bedroom 9

15' 2" x 9' 5" (4.62m x 2.87m).

Bedroom 10

18' 1" x 8' 9" (5.51m x 2.67m).

Cloakroom

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

Bedroom 11

17' 7" x 8' 1" (5.36m x 2.46m).

Bedroom 12

13' 2" x 9' 9" (4.01m x 2.97m). In all, being 'L' shaped.

Store Room

7' 9" x 4' 2" (2.36m x 1.27m).

Bedroom 13

13' 2" x 12' 7" (4.01m x 3.84m).

Bedroom 14

13' 4" x 9' 9" (4.06m x 2.97m).

Bedroom 15

11' 3" x 8' 6" (3.43m x 2.59m).

Second Floor

Lower Landing

With

Cloakroom

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

Landing

Bedroom 16

11' 5" x 15' 2" (3.48m x 4.62m). With radiator, wash hand basin.

Bedroom 17

15' 2" x 7' 3" (4.62m x 2.21m). With wash hand basin.

Bedroom 18

15' 7" x 8' 6" (4.75m x 2.59m).

Bedroom 19

13' 3" x 11' 2" (4.04m x 3.40m).

Bedroom 20

8' 8" x 14' 7" (2.64m x 4.44m).

Bedroom 21

14' 6" x 7' 4" (4.42m x 2.24m).

Rear Landing

With staircase to the first floor and the ground floor.

Cloakroom

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

Bedroom 22

13' 1" x 9' (3.99m x 2.74m).

Bedroom 23

13' 4" x 9' 2" (4.06m x 2.79m).

Bedroom 24

12' 8" x 9' 2" (3.86m x 2.79m).

Parking

We are informed that there are four designated parking spaces to the rear. Please see Legal Pack for clarification.

Rear of Property



External Elevation



External View of Property





Ground Floor Plan



First Floor Plan



Second Floor Plan



TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - See Legal Pack.

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.

GUIDE PRICE

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the Vendor and the Auctioneer is the minimum amount at which the Vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

AUCTION GUIDANCE

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see Auction House Guide <https://www.auctionhouse.co.uk/guide>

REGISTER TO BID AND LEGAL PACK

We advise all Parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register to bid and to also download the Legal Pack once available

AGENTS COMMENTS

PLEASE NOTE PHOTOGRAPHS TAKEN NOVEMBER 2024

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas central heating, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider, full Fire Regulations throughout.

Energy Performance Certificate

Non-Domestic Building



HM Government

Burgess Hall
College Street
LAMPETER
SA48 7EY

Certificate Reference Number:
9195-3056-0634-0000-1391

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 78

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	574
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	122.37
Primary energy use (kWh/m ² per year):	695.78

Benchmarks

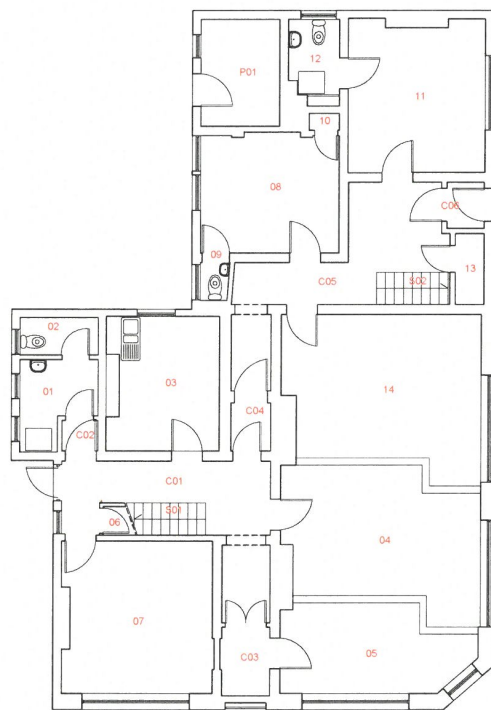
Buildings similar to this one could have ratings as follows:

31

If newly built

102

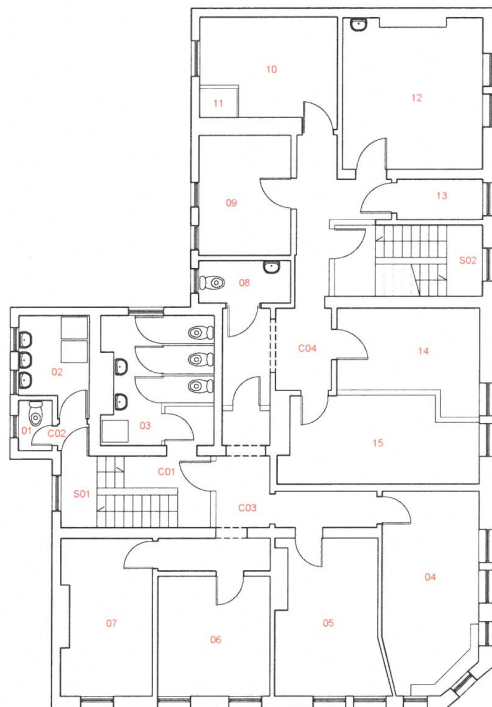
If typical of the existing stock



GROUND FLOOR PLAN



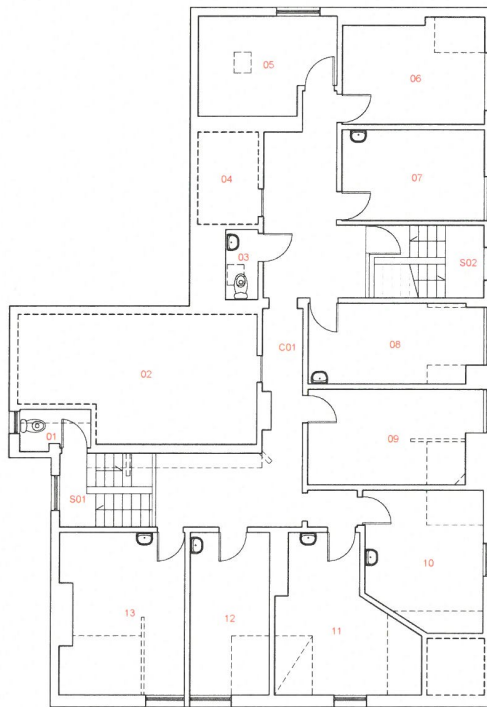
DRAWING IS FOR IDENTIFICATION
PURPOSES ONLY RELATING TO THE
CONDITION SURVEY AND SHOULD NOT BE
RELIED UPON FOR ANY OTHER PURPOSE



FIRST FLOOR PLAN



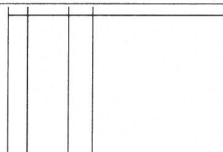
DRAWING IS FOR IDENTIFICATION
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SECOND FLOOR PLAN



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RELIED UPON FOR ANY OTHER PURPOSE



Council Tax:

N/A

Parking Types: Allocated. Private. Rear.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

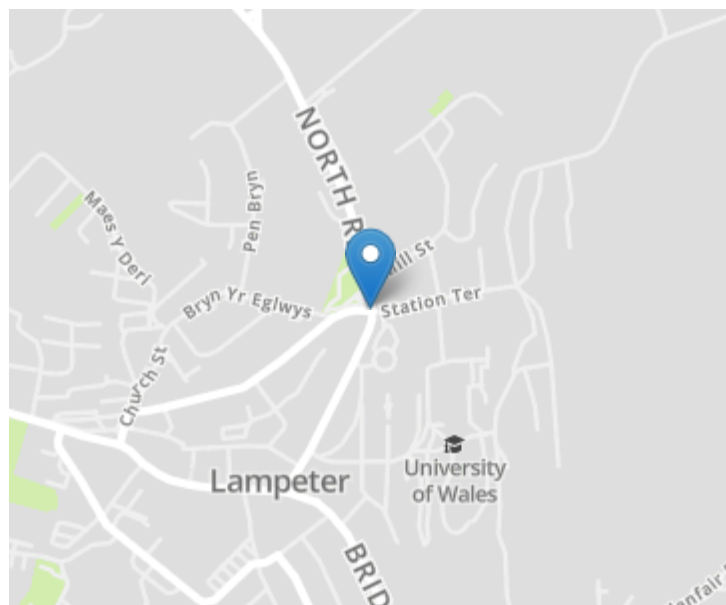
Any risk of coastal erosion? No

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

From our Lampeter Office proceed down College Street. The property will be found on your left hand side just before the mini roundabout, 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

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

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



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