

# John. Francis

www.johnfrancis.co.uk



NEW  
INSTRUCTION



**23, 25, 27 North Parade,  
Aberystwyth SY23 2JN**

**Offers in the region of £1,500,000**

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## DESCRIPTION

We are pleased to offer for sale this portfolio of investment properties enjoying a superb location in the heart of town.

These three adjoining properties are located in a prime location at Aberystwyth at the juncture of North Parade and Owain Glyndwr Square within a short distance of the new Tesco Express store and both the Barclays and Natwest Banks. There are other commercial national magnets nearby on Great Darkgate Street and on Terrace Road which leads to the promenade.

The Ground Floor of the three properties are let on leases outside the provisions of the Landlord and Tenancy Act. The floors above are let on Assured Shorthold Tenancies. Details of the accrued income and length of the commercial tenancies will be made available to bona fide parties.

## 27 NORTH PARADE

### GROUND FLOOR

#### SOPHIES CAFE

Side entrance door to first floor. Access to lobby leading to

#### CAFE

16'4" X 26'2" Max  
(4.98m X 7.98m Max)  
Access to

#### CAFE AREA 2

30'2" X 8'10" (9.19m X 2.69m)

Door off to

#### KITCHEN 1

14'5" X 9'6" (4.39m X 2.90m)

#### KITCHEN 2

6'10" X 9'10" Minimum  
(2.08m X 3.00m)

#### FIRST FLOOR

11'6" x 8'2" (3.51m x 2.49m)  
Study

#### LIVING ROOM

13'1" X 9'10" (3.99m X 3.00m)

#### HALLWAY

With Linen Cupboard

#### BATHROOM

6'3" x 6'11" (1.91m x 2.11m)

#### KITCHEN

4.2 M X 3.1m Maximum  
(13'9" MX 10'2")

### 2ND FLOOR

#### FRONT BEDROOM 1

8'2" X 11'1" (2.49m X 3.38m)

#### FRONT BEDROOM 2

10'5" X 11'1" (3.18m X 3.38m)

#### BACK BEDROOM 3

12'9" X 11'5" Max  
(3.89m X 3.48m Max)

## 25 NORTH PARADE

#### LILLY'S CAFE

13'1" X 24'3" (3.99m X 7.39m)  
Door Off To

#### KITCHEN

13'9" X 8'6" Max (4.19m X 2.59m Max)

#### WC

## SIDE ENTRANCE DOOR

#### OFFICE 1

11'1" X 13'1" (3.38m X 3.99m)

#### OFFICE 2

6'10" X 9'6" (2.08m X 2.90m)

#### OPEN PLAN OFFICE 3

KITCHEN AREA  
24'3" x 18'1" (7.39m x 5.51m)

### DOORS TO

#### OFFICE 4

8'6" X 6'10" (2.59m X 2.08m)

#### OFFICE 5

14'9" X 16'8" (4.50m X 5.08m)

### FIRST FLOOR

#### FRONT OFFICE 1

18'8" X 12'9" (5.69m X 3.89m)

### ACCESS TO

#### OFFICE 2

13'5" X 13'1" (4.09m X 3.99m)

### LADIES AND GENTS TOILETS

#### OFFICE 3

10'9" X 9'6" (3.28m X 2.90m)

#### OFFICE 4

### 2ND FLOOR

#### SHOWER ROOM

4'11" x 8'2" (1.50m x 2.49m)

#### KITCHEN

6'11" x 13'1" (2.11m x 3.99m)

#### BEDROOM 1

9'6" X 13'1 (2.90m X  
3.99m)

## BEDROOM 2

8'10" X 13'1 (2.69m X  
3.99m)

## 3RD FLOOR

### BATHROOM

4'11" X 8'2 (1.50m X  
2.49m)

### KITCHEN

7'6" X 13'1" (2.29m X  
3.99m)

## BEDROOM 1

10'2" X 13'1 (3.10m X  
3.99m)

## BEDROOM 2

9'6" X 13'1" (2.90m X  
3.99m)

## 23 NORTH PARADE

23 North Parade has been well maintained over the years and currently provides for the following. All room dimensions are strictly approximate.

## GROUND

Let to Oxfam

**SEPARATE SIDE  
ACCESS WITH STAIRS  
TO FIRST FLOOR AC  
READ MORE AT**

## 1ST FLOOR

## ACCOMMODATION

## REAR WING

## TOILET

## KITCHENETTE

4'11" X 6'10" (1.50m X  
2.08m)

## REAR OFFICE

12'5" X 9'2" (3.78m X  
2.79m)

## MAIN LANDING

With stairs to second floor accommodation and door to

## MAIN OFFICE

17'4" X 11'5 (5.28m X  
3.48m)

Interconnecting Door  
(And Also Separate  
Access From)

## OFFICE

11'1" X 12'1" (3.38m X  
3.68m)

## SECOND FLOOR ACCOMMODATION

## LANDING

With stairs to third floor to

## OFFICE

8'10" X 10'9" (2.69m X  
3.28m)

## INNER HALLWAY

## FRONT OFFICE

9'10" X 6'10" (3.00m X  
2.08m)

## ADJOINING OFFICE

9'10" X 14'1" (3.00m X  
4.29m)

## THIRD FLOOR ACCOMMODATION

## OFFICE

17'4" X 12'1" (5.28m X  
3.68m)

## OFFICE

11'10 x 7'7 (3.61m x  
2.31m)

## VIEWING

By appointment with the selling Agents on 01970 630721 or e-mail aberystwyth@johnfrancis.co.uk

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to  
4:00pm

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

23, 25, 27 North Parade, Aberystwyth SY23 2JN

**John.**  
**Francis**

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