



17 Bridge Street, Aberystwyth SY23 1PZ

Offers in the region of £275,000

Town Centre Shop With 4 Bedroomed Accommodation Above
Grade II Listed

Retail Space Includes Kitchen, Staff Room, Disabled Toilet and
Basement

Residential Space Above Previously Run As Air B&B

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DESCRIPTION

An opportunity to purchase a mixed use unit consisting of ground floor retail space with staff facilities and 3 bedroom house above. Located on a main thoroughfare close to the town centre, promenade and castle. The property has had a number of uses over the years including convenience shop, beauty salon and sweet shop. The 3 bedroom accommodation has been used as student accommodation, successful air B&B and for the previous shop proprietors to live in. The property is a very versatile property with a number of potential uses.

RETAIL SPACE

6.454 x 4.147 (21'2" x 13'7")

Large windows to front, tiled floor, door to:

KITCHEN

2.889 x 2.042 (9'6" x 6'8")

Fitted with a range of base and eye level units, stainless steel sink and drainer.

W.C.

2.162 x 1.2 (7'1" x 3'11")
Low level flush W.C., sink hand basin.

STAFF ROOM

3.010 x 3.0 (9'11" x 9'10")

Window to rear.

Staircase down to:

BASEMENT

4.6 x 4.58, 3.01 x 3.346, 3.501 x 1.15 (15'1" x 11'0" x 11'0")
Separated into 3 areas for storage.

FIRST FLOOR

Accessed via separate outside access, previously used as air B&B.

LIVING ROOM

4.671 x 3.01 (15'4" x 9'11")

Window to front, decorative fireplace.
Opening to:

KITCHEN

3.110 x 3.218 (10'2" x 10'7")

Fitted with a range of base and eye level units, stainless steel sink and drainer, carpeted floor.

BEDROOM 1

3.731 x 2.657

Window to front, carpeted floor.

W.C.

Low level flush W.C., sink hand basin.

UTILITY ROOM

Gas fired boiler, plumbing for washing machine, window to rear.

SECOND FLOOR

Doors to:

BEDROOM 2

6.726 x 2.8 (22'1" x 9'2")

Window to front, carpeted floor.

BEDROOM 3

3.62 x 2.34 (11'11" x 7'8")

Window to front, carpeted floor.

BATHROOM

Panel bath with shower over, sink hand basin, low level flush W.C., window to rear.

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

FACEBOOK & TWITTER

Follow us on twitter
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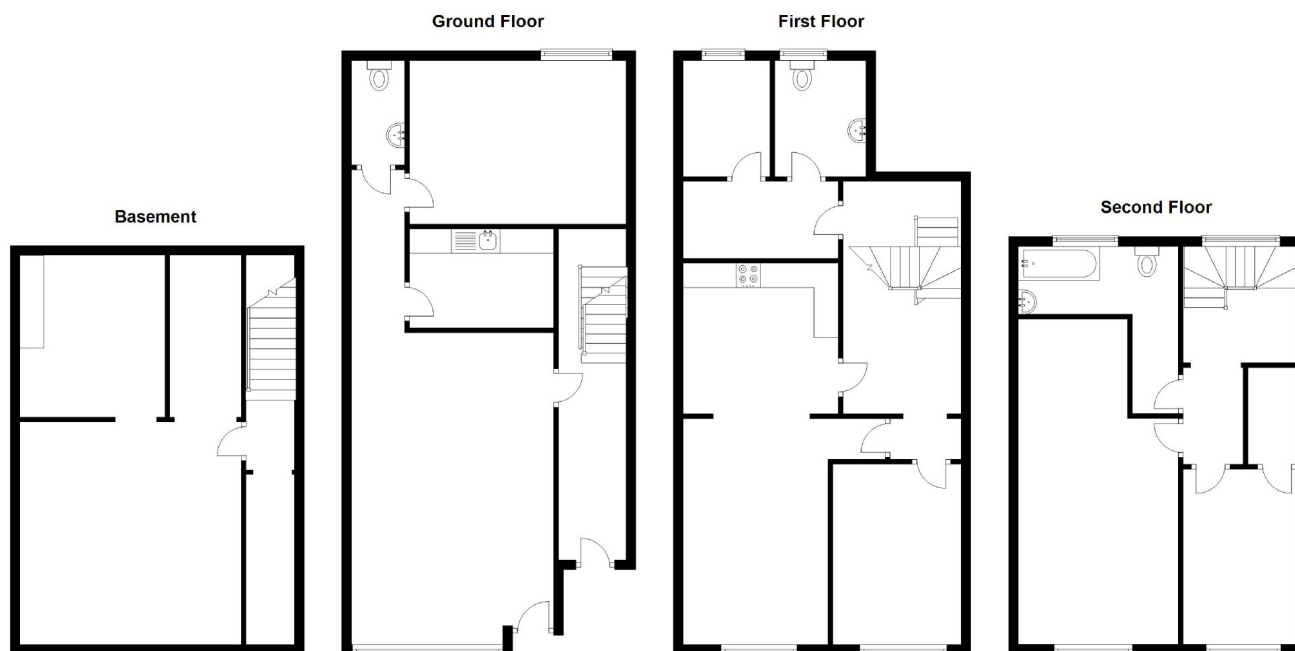
TENURE

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	82
England & Wales		EU Directive 2002/91/EC

John.
Francis