



Victoria Stores & House., Market Square,
Newcastle Emlyn, SA38 9AA



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Auction Guide £100,000

- Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged.
- Commercial property & 3 bed attached house Grade II Listed Building (shop and house)
- Partnered with Town + Country Property Auctions
- BIDDING OPENS ON 30TH MAY 2024 10:00am SCHEDULED END DATE 30TH MAY 2024 12:15pm
- Viewing Day: THURSDAY 18TH APRIL AT 2PM - Please contact us for further information
- Central town location, In need of updating, Garage & parking
- Current rateable value (1 April 2023 to present) £3,950
- AUCTION GUIDE PRICE £110,000 + FEES
- Walking distance to schools, Walking distance to town amenities
- Energy Rating: Exempt

About The Property

*** AUCTION SALE: GUIDE PRICE £110,000 + FEES ***

Two properties in one! On one side is a commercial unit with a shop floor with storage, and on the other is a mid-terraced 3-bed house on 3 levels, with an attached garage and parking to the rear, sitting within the heart of the pretty market town of Newcastle Emlyn. The property is Grade II listed and is in need of improvement which is perfect for a new owner to put their own stamp on. Newcastle Emlyn is a historic market town found within the stunningly beautiful Teifi Valley which offers an array of independent shops, restaurants, cafes, pubs, Norman Castle, both primary and secondary schools and many other local amenities. Straddling the Ceredigion and Carmarthenshire border, Newcastle Emlyn provides a perfect base from which to explore the best of both counties and also nearby North Pembrokeshire including the stunning coastlines of Cardigan Bay in West Wales.

The commercial section is accessed via quaint double doors off the pavement into a small porch that leads to the shop floor. This is a useful space for any trade, with 2 display windows on either side, box shelving and a serving counter. The shop leads on through to another room (formerly part of an old cottage and now incorporated into the shop) which offers further display space and has stairs up to the first floor which makes an ideal storage room. (This former cottage has a door out onto Church Lane and offers lots of potential including separating off from the main shop to either create a new living space or another shop unit, subject to planning and listing consents). From behind the till a doorway opens into a hallway, with a door out to a small courtyard where the wall-mounted oil boiler is found, a toilet and a store room. The storeroom/workshop is a useful space with a sink plus drainer and a door into the attached garage.



Details Continued:

The garage has large double doors and ample space for parking a car. Please note the oil tank is located in the garage and is an old metal-style tank.

The house is accessed off the pavement to the front into a porch with space to hang your coats and a door leading into the hallway. There are stairs to the first floor and a door leading into the kitchen/diner. This is a good-sized room with fitted wall and base units, a sink with a drainer, a gas hob, an electric cooker, a fireplace with exposed stonework in the dining area and lovely traditional wooden shutters on the front window. On the first floor are doors from the landing into the lounge and a shower room. The lounge is a spacious L-shaped room with a feature bow window in the corner with ample space to create a lovely living room. The shower room is fitted

with an electric shower, storage cupboard, wash hand basin and toilet. From the landing stairs lead up to the second floor with a door from the landing into 3 double bedrooms (one of which with a feature bow corner window) and the family bathroom with bath, W/C and wash hand basin.

Externally:

The property is accessed off the A475 high street with doors into the shop and the house. To the rear of the shop (on church street) there is a garage with sliding wooden doors and next to this is an offroad parking space for one car.

This is a unique property with lots of potential, offering various income potential opportunities. Whilst it is in need of updating and is a Grade II Listed building there is very useful advice, including information about grant options available on the Cadw

Website here -

<https://cadw.gov.wales/sites/default/files/2019-05/Understanding%20Listing%20in%20Wales.pdf>

(Please see the full details on our website for this link as it will not show on the property portals).

AUCTION INFORMATION AND FEES

BIDDING OPENS ON: 30th May 2024 10:00am

SCHEDULED END DATE: 230th May 2024 12:15pm

UNCONDITIONAL LOT: Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (6% INC vat - subject to a minimum of £5,000+VAT (£6,000 INC vat)) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

PRE-AUCTION OFFERS:

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact southwales.townandcountrypropertyauctions.co.uk (southwales. town and country property auctions .co.uk)

SPECIAL CONDITIONS:

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

Full Auction Listing found here -

<https://southwales.townandcountrypropertyauctions.co.uk/searchToken=PGNyaXRlcmIhHBhZ2U9IjEiIHBhZ2VtXApIpsiPglzRGVtbz5mYWxzZTwwaXNEZWIvPjxhdWN0aW9uZWVyf0>

VICTORIA HOUSE:

Entrance Hall
5'2" x 3'8" (max)

Inner Hall
3'6" x 18'2" (max - inc stairs)

Kitchen/Diner
23'7" x 10'7" (max)

First floor landing
6'3" x 12'1" (max)

Lounge
25'1" x 23'9" (max)

Shower Room
12'1" x 5'3" (max)

Second floor landing
6'3" x 10'9" (max)

Bedroom 1
10'1" x 12'2" (max)

Bedroom 2
13'6" x 12'2" (max)

Bedroom 3
10'7" x 10'2" (max)

Bathroom
11'2" x 5'7" (max)

STABLE CORNER/VICTORIA STORES:

Main shop area
23'10" x 9'8" (max)

Rear hall
13'8" x 3'8" (max)

W/C
3'10" x 2'11" (max)

Workshop/Back Room
17'7" x 8'2" (max)





Attached Garage
18'9" x 18'8" (max)

Sales Area to rear of main shop area:

Cottage (to rear of shop)
22'2" x 8'1" (max)

First floor Cottage Storeroom
21'11" x 8'4" (max)

IMPORTANT INFORMATION:

VIEWINGS: AUCTION VIEWING ON 17/05/2024 AT 2PM SHARP.

TAX BAND: The House is a band C, Carmarthenshire County Council. The owner advises us that they currently qualify for small business rate relief for the shop.

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 in these details have not been tested.

SERVICES: We have not tested any services to this property. We are advised that this property benefits from Mains Drainage.

FLOOD RISK: Rivers/Sea N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

BROADBAND: Superfast available - Max download

speed - 76 Mbps Max upload speed - 19 Mbps. PLEASE

CHECK COVERAGE FOR THIS PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

MOBILE SIGNAL/COVERAGE: Signal available, please check network providers for availability or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

VIEWING INFORMATION: This property is for sale by traditional, non conditional auction, please read the Auction Notes carefully. This is a Grade II listed property. The oil tank is metal and located inside the garage, there is no outside space to put a new oil or gas tank so you would most likely need to do some kind of electric heating at the property, there may be

grants available for this such as NEST or ECO 4, please make your own enquiries about these. The property is in need of updating throughout. There is cracking in the render outside and around the bow windows inside, and there is a bulge in the wall on the gable end nearest the road. The owners have had a structural engineers report done in 2019 which is available on request. Whilst it is in need of updating and is a Grade II Listed building there is very useful advice, including information about grant options available on the Cadw Website here -

<https://cadw.gov.wales/sites/default/files/2019-05/Understanding%20Listing%20in%20Wales.pdf>

(Please see the full details on our website for this link as it will not show on the property portals)

HW/CY/11/23/OK/TR

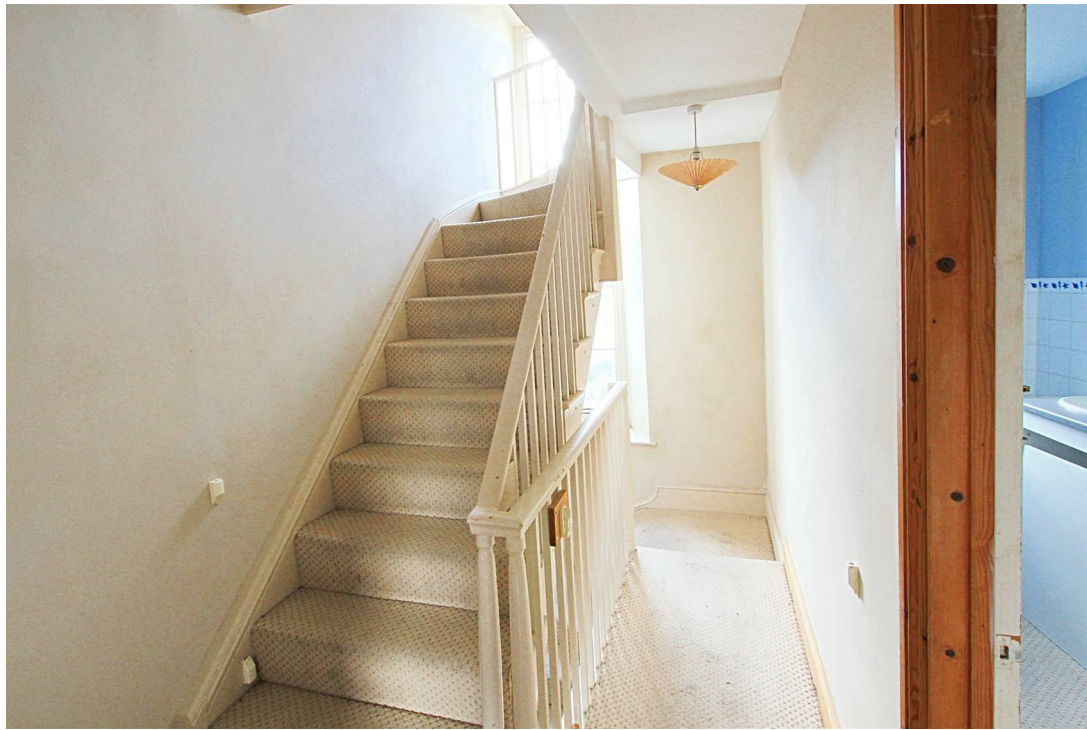














The property is located opposite the clock tower in Newcastle Emlyn Town, just up from the bridge and two doors up from The Bunch of Grapes public house, on the same side of the road.

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

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