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**15 North Parade,
Aberystwyth Ceredigion SY23 2JH
Guide price £45,000**

Enjoying a fine trading location a lock up shop together with living accommodation above (EER TBC)

15 North Parade, Aberystwyth, Ceredigion, SY23 2JH

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Aberystwyth is a thriving University town and popular tourist attraction. There are a mix of local and national retailers in the high street, with larger stores on the edge of town at Parc y Llyn and Park Avenue. Major employees include the University, National Library and Bronglais Hospital.

Tenure

Leasehold 25 year term granted in June 2013. Current ground rent paid £18,000. Rent Review due June 2023 and on the fifth anniversary thereafter.
Current income £27,600.

Services

Main services are at hand.

Council Tax Bands

To be confirmed

Viewing

Strictly by appointment with the selling agents
Aled Ellis & Co, 01970 626160 or sales@aledellis.com

15 North Parade provides for the following accommodation - all room sizes are approximate;

Ground Floor

Rental Premises. Approximate rental area 15' Wide x 23.5' Depth
Side entrance door to hallway with stairs to living accommodation.

First Floor

Kitchen

11'5 x 11'6 (3.48m x 3.51m)



Single drainer stainless steel sink with mixer tap. Bare units with Electric Cooker and 4 Ring Hob and Worktop over. Eye level units, Tiled Splashbacks, Recess with shelving, window to rear. Wall mounted Gas Fired Central Heating Boiler.

Living Room

18'7 x 11'9 (5.66m x 3.58m)



Bay window and 2 windows to fore, radiator and cupboard.

Separate WC

Shower Room

6'1 x 7 (1.85m x 2.13m)

Cubicle with Triton Shower, low level flush WC and radiator.

Second Floor Accommodation

Bedroom 1

11'6 x 11'4 (3.51m x 3.45m)

Window to rear, radiator and cupboard

Bedroom 2

11'8 x 11'9 (3.56m x 3.58m)

Third Floor

Bedroom 3

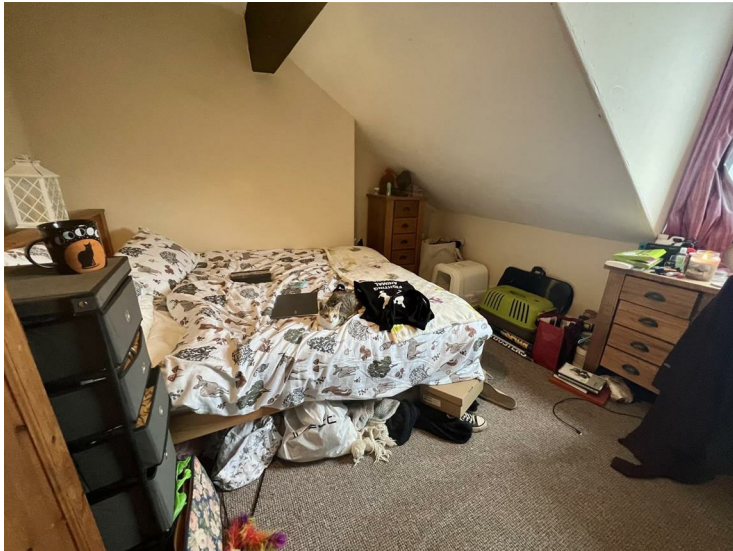
18' x 12'7" (5.49m x 3.84m)



Sloping headroom, window to fore, 2 Velux windows and radiator.

Bedroom 4

11'3" x 11'4" (3.43m x 3.45m)



Window to rear and radiator



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	