



16 Terrace Road
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**15 Chalybeate Street,
Aberystwyth Ceredigion SY23 1HS**
Guide price £245,000

A well positioned investment property comprising of lock up ground floor shop with first floor letting accommodation (EER TBC)

15 Chalybeate Street, Aberystwyth, Ceredigion, SY23 1HS

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comprising of lock up ground floor shop with first floor letting accommodation.

The property enjoys a desirable location at Aberystwyth and currently derives an income of approximately £14,300. Accounts will be made available to bona fide parties. Chalybeate Street is a good secondary location which now has increased foot fall to the town centre following the recent Tesco's and Marks & Spenser's development.

The ground floor shop is let under a 5 year lease (with breakout clause) with accommodation above let on an assured short-hold tenancy.

Aberystwyth is an important university and market town which has undergone considerable edge of town developments over recent years. Major employers include the University, National Library of Wales and Bronglais hospital.

The town has a good range of social, leisure and educational facilities to cater for the large local and student populations.

TENURE:

Freehold

SERVICES:

All mains services are connected.

VIEWING:

Strictly by appointment with the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

15 Chalybeate St provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

GROUND FLOOR

RETAIL SHOP

23'1 x 12'1 (7.04m x 3.68m)

with large display window and door to fore.

REAR STORAGE AREA

14'2 x 7'3 (4.32m x 2.21m)

with wash hand basin adjoining large walk in cold store.

DOWNSTAIRS WC

with wash hand basin.

FIRST FLOOR ACCOMMODATION

LANDING

with under stairs storage cupboard and doors to

COMMON ROOM

8'9 x 14'7 (2.67m x 4.45m)

with bay window and window to fore.

BEDROOM 1

12'3 x 9' (3.73m x 2.74m)

with window to rear.

SEPARATE WC

with wash hand basin and velux window.

REAR UTILITY/ STORE ROOM

8' x 9'7 (2.44m x 2.92m)

with 2 velux windows and under eaves storage.

SECOND FLOOR ACCOMMODATION

LANDING

with doors to

KITCHENETTE

5'6 x 11'4 (1.68m x 3.45m)

comprising single drainer stainless steel sink unit, worktops with appliance spaces below, plumbing for automatic washing machine, eye level units, tiled splash backs, Heatstore night storage heater and cooker point.

BATHROOM

6'3 x 10'4 (1.91m x 3.15m)

comprising panelled bath with shower over and screen. Pedestal wash hand basin, wc, Dimplex wall mounted heater, night storage heater and obscured window to rear.

BEDROOM 2

8'7 x 14'9 (2.62m x 4.50m)

with window to rear.

THIRD FLOOR ACCOMMODATION

LANDING

with doors to

BEDROOM 3

14'7 x 10'8 max dimensions (4.45m x 3.25m max dimensions)

with sloping head room, window to fore, fitted wardrobe and night storage heater.

DIRECTIONS

From the office on foot, bear right and immediately right and proceed up Cambrian Place and 15 Chalybeate St is directly in front of you.



