

FOR SALE

INVESTMENT OPPORTUNITY



PRICE:
£380,000
(EXCLUSIVE)

SUBSTANTIAL FOUR STOREY TOWN CENTRE INVESTMENT PROPERTY
2 TERRACE ROAD, ABERYSTWYTH, CEREDIGION, SY23 1NY

- Ground floor currently operating as an established sandwich bar
- Four bedroom residential property
- All fixtures, fittings and equipment included
- Prominent town centre location
- Viewing highly recommended

LOCATION

Located on one of the busiest roads in Aberystwyth town centre. Terrace Road has become the natural thoroughfare for pedestrians coming to or from the newly developed retails areas comprising of, amongst others, Marks and Spencer, Tesco and Matalan.

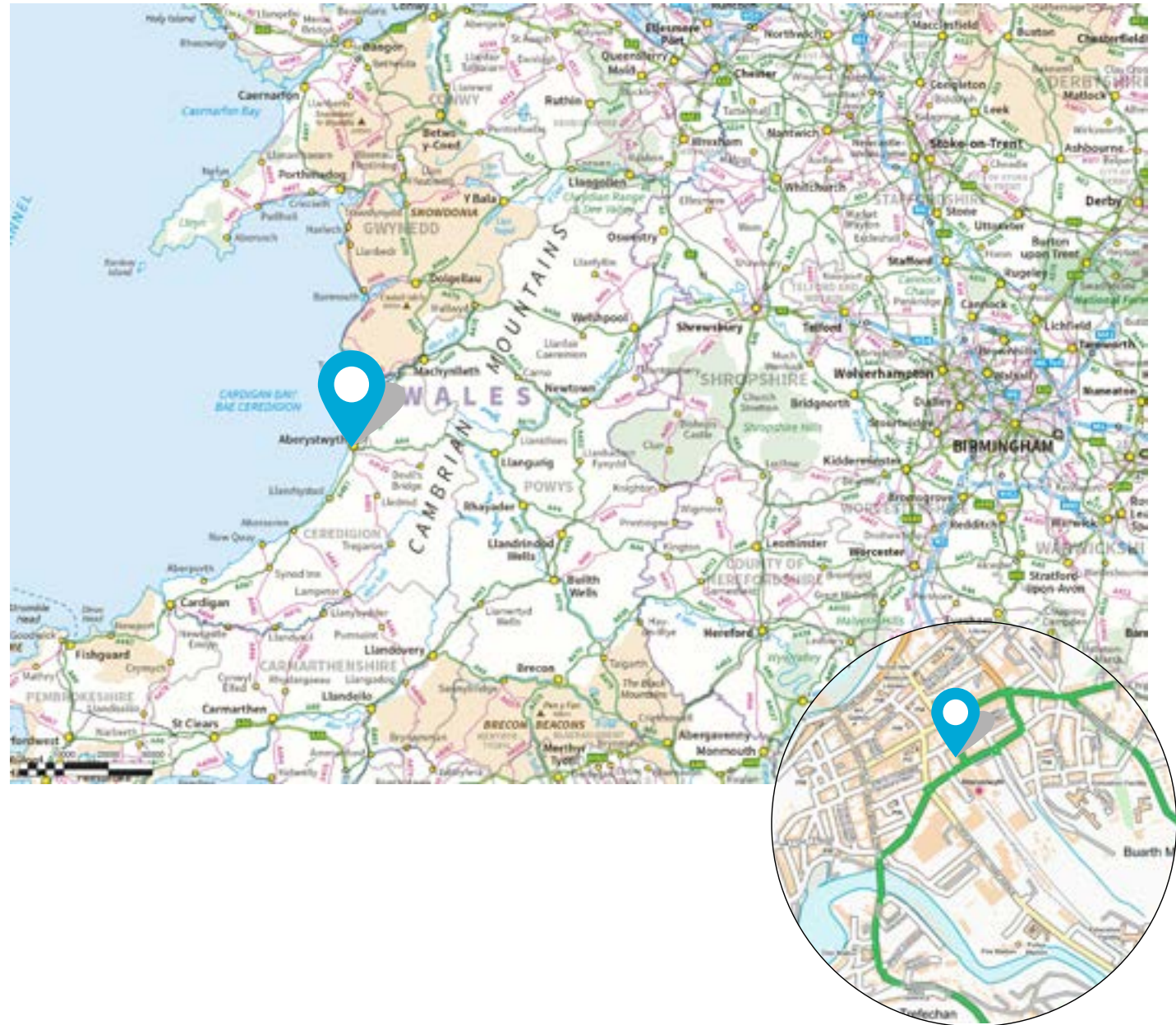
Terrace Road is a popular route from the towns various car parks, on foot, to the beach and promenade, being less than 5 minutes walk from dipping your toes in the sea.

Aberystwyth is an established university and market town and is considered a more cosmopolitan part of West Wales. As an already popular tourist destination with its gorgeous beaches and relatively unspoilt landscapes, this beautiful town expects to see visitor numbers soar as recent events drive people to 'Staycations' rather than trips abroad.

DESCRIPTION

A four storey building in the heart of Aberystwyth, comprising of residential and commercial space.

The ground floor is currently a successful sandwich bar and as such the sale will include all fixtures and fittings and equipment. There is accommodation above which would be ideal as owner / manager accommodation or as a secondary income if rented out. It is unusual that such a building be made available for sale in Aberystwyth.





ACCOMMODATION

All measurements are approximate and in accordance with the RICS Code of Measuring Practice:

COMMERCIAL

GROUND FLOOR

Kitchen/Prep Area 22' 6" x 9' 3" (6.87m x 2.84m)

RESIDENTIAL

FIRST FLOOR

Shower Room 10' 11" x 4' 8" (3.34m x 1.43m)

Seperate WC

Office 14' 2" x 8' 7" (4.32m x 2.63m)

Lounge 14' 11" x 12' 10" (4.57m x 3.93m)

Kitchen 14' 9" x 11' 5" (4.52m x 3.48m)

SECOND FLOOR

Bedroom One 14' 11" x 12' 11" (4.56m x 3.95m)

Bedroom Two 13' 8" x 12' 3" (4.17m x 3.75m)

Bedroom Three 13' 11" x 8' 6" (4.25m x 2.61m)

THIRD FLOOR

Attic Room/Studio 23' 10" x 17' 10" (7.28m x 5.46m)

BUSINESS

The sandwich bar on the ground floor itself is beautifully presented with a light, modern but welcoming aesthetic.

There is currently space for only a handful of covers as this business is primarily a take away and the go-to lunch destination for locals.

[VIEW WEBSITE](#)

PLANNING

Prospective purchasers should make their own enquiries.

The property is understood to benefit on the ground floor for Use Class A1 of the Town and Country Use Classes Order 1987 in respect of the ground floor and C3 (residential) of The Town and Country Use Classes Order 1987.

EPC

Energy rating: C

Valid until 22 April 2029

Certificate number: 0170-0831-7269-8794-7002

RATEABLE VALUE/COUNCIL TAX

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2023/24)	£22,750
Rates Payable (2023/24)	£11,352

The following link provides the current rates information:

[Business Rates Information](#)

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/10875367000>

Council Tax Band A

However, interested parties should make their own enquiries to the local authority.



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. AEA Management Ltd
Plan produced using Planity.



SERVICES

(Not tested at the time of inspection)

All mains services are understood to be connected to the property.

LEGAL COSTS

Each party is to be responsible for their own legal costs associated with the sale of the property.

TENURE

The property is offered for sale freehold with vacant possession.

FIXTURES AND FITTINGS

An inventory of fixtures and fittings that are included in the sale is available from the selling agent upon request.

VAT

The property is understood to be elected for VAT. Therefore VAT will be payable on the purchase price.

PRICE

£380,000 (Exclusive)

LOCAL AUTHORITY

Ceredigion County Council, Canolfan Rheidol, Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE

Telephone: 01545 570881



VIEWING

Strictly by prior arrangement with the selling agents.

For more information or to arrange a viewing, please contact :

James Evans

07792 222 028

E: james.evans@halls.gb.com

Harriet Shakeshaft

07538 912 096

E: harriets@halls.gb.com

Commercial Department

01743 450 700

E: commercialmarketing@halls.gb.com

