



FOR SALE BY PRIVATE TREATY

**Town Centre investment property with redevelopment potential for 2 cottages to the rear off an alleyway. 5 student bedsits to upper floors providing a monthly income of £1888 plus utilities. Extensive retail shop 1100 sq.ft. plus additional ground floor and first floor storage of 1500 sq.ft.**

**28 EASTGATE  
ABERYSTWYTH SY23 2AR**



A unique property investment having extensive shop area with rear store, outside yard and additional first floor storage plus separate street access to two upper floors comprising 5 bedsits, lounge, kitchen and two bathrooms.

It is envisaged that the rear stock room and first floor store could convert into at least two cottages being accessed from the alleyway.

Eastgate is a good secondary retail location in the centre of the Town fronting the one way traffic system.

The street has an interesting mix of retail, restaurant and professional offices.

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**1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS (01970) 617179**

**Email: [property-sales@raw-rees.co.uk](mailto:property-sales@raw-rees.co.uk)**

**Website: [www.raw-rees.co.uk](http://www.raw-rees.co.uk)**

## **28 EASTGATE, ABERYSTWYTH SY23 2AR**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyers are advised to obtain verification from their solicitor or surveyor.

### **SHOP**



**55'5 x 21'6 (16.91m x 6.58m)**

Double fronted window display. Inset ceiling lighting

### **STORE ROOM**

**27' x 22' (8.22m x 6.70m)**

## **FIRST FLOOR**

### **STORE ROOM:**

**38' x 21'3 (11.58m x 6.49m)**

### **REAR OFFICE:**

**8'6 x 12'9 (2.62m x 3.93m)**

## **THE FLAT**

Accessed from street via own front door with staircase up to:

### **LANDING:**

### **LOUNGE:**



**13'6 x 14' (4.14m x 4.26m)**

One front bay window, one front single window. Night storage heater.

**KITCHEN/DINER:**

**9'6 x 17'9 (2.92m x 5.45m)**

Range of base and wall units with



**BEDROOM 1 (front):**

**13'6 x 12' (4.14m x 3.65m)**

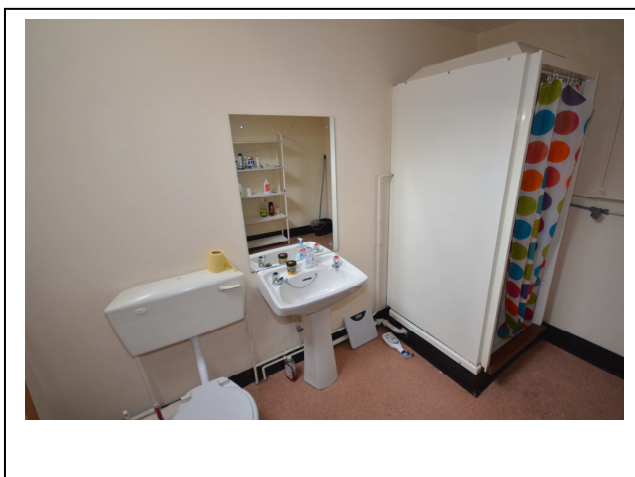
**BATHROOM:**

Panelled bath: Wash hand basin: Low  
flush WC:



**SHOWER ROOM:**

Shower cubicle: Wash hand basin: Low  
flush WC



## **SECOND FLOOR**

### **LANDING:**

#### **BEDROOM 2 (front)**

**10'6 x 14'3 (3.23m x 4.35m)**



#### **BEDROOM 3 (front)**

**10'6 x 11'6 (3.23m x 3.53m)**

#### **BEDROOM 4 (rear)**

**13'6 x 11'9 (4.14m x 3.62m)**

#### **BEDROOM 5 (rear)**

**9'10 x 11'9 (2.77m x 3.62m)**

### **SERVICES:**

Mains electric, water & drainage. Night storage heating to upper floors

### **RATEABLE VALUE FLAT COUNCIL TAX**

£11,500  
Band 'B'

### **EER:**

upstairs 42/E  
Commercial TBC

### **VIEWING:**

#### **Via agent's office:-**

Jim Raw-Rees & co  
1 Chalybeate Street  
Aberystwyth  
Ceredigion SY23 1HS

(01970) 617179  
24 hour answer phone

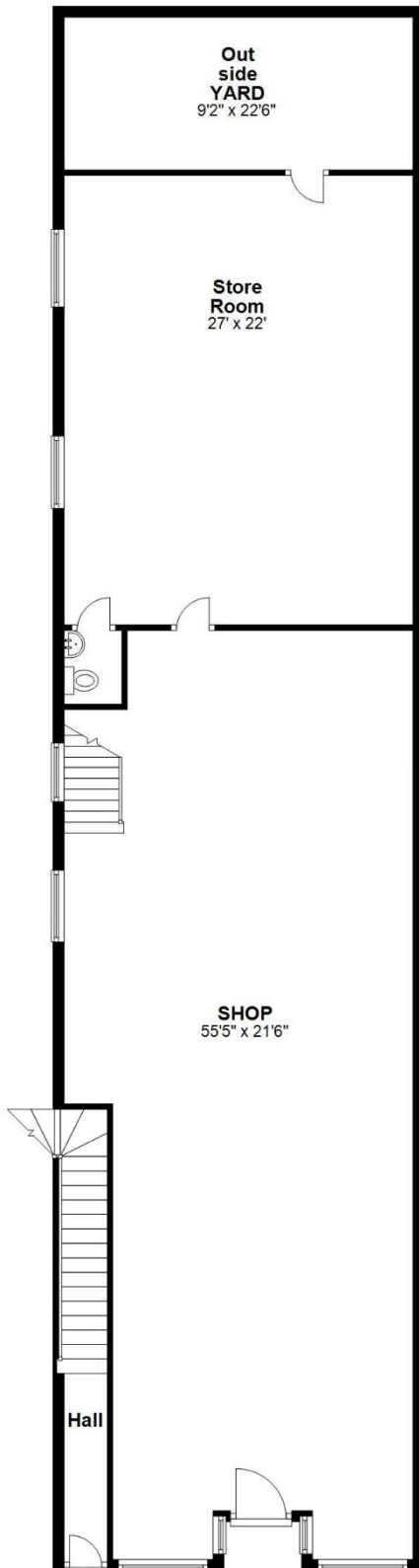
**PLANNING MATTERS:**

We are in receipt of a pre-planning application letter from Ceredigion County Council dated 9/12/2024 reference: Q240208 stating **‘The principle of a residential development of up to 2 units can be supported within the identified Urban service centre of Aberystwyth’.**

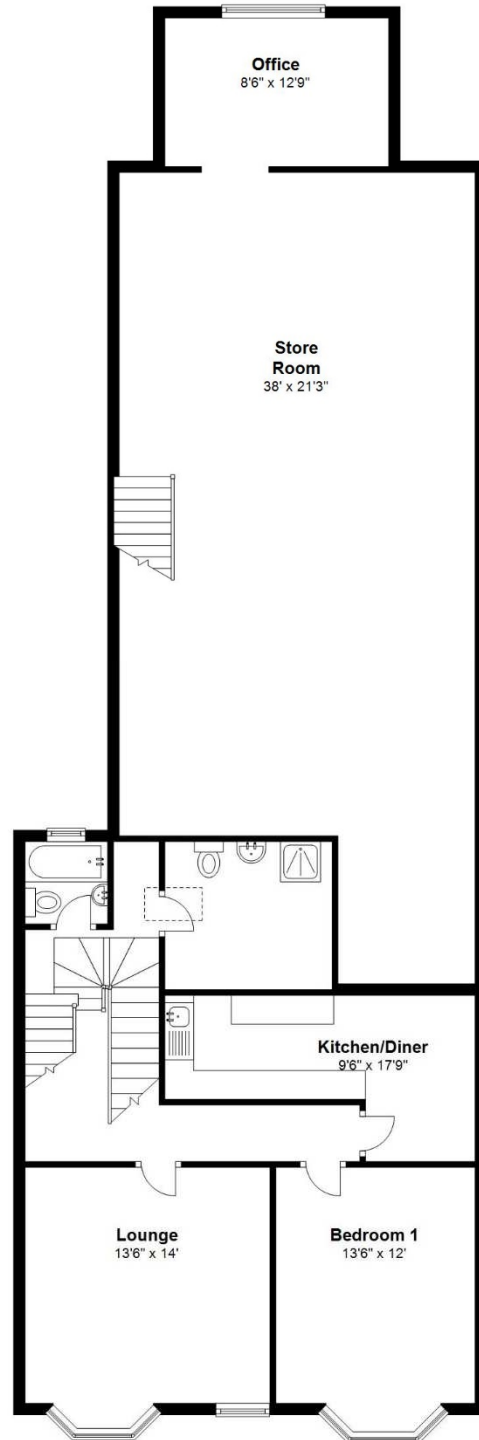
**PRICE:**

**£299,000**

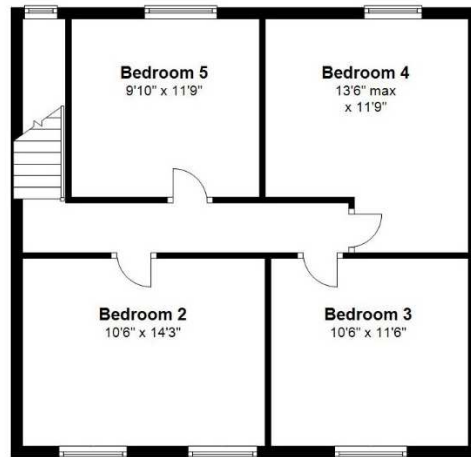
## Ground Floor



## First Floor



### Second Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.



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