

# EVANS BROS.

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Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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**28 High Street, Lampeter, SA48 7BB**

**By Auction £125,000**

**\*\*TO BE OFFERED FOR SALE BY ONLINE AUCTION, CLOSING ON THURSDAY 15TH AUGUST, 2024\*\***

**(unless sold prior or withdrawn)**

**\*\*GUIDE PRICE : £125,000\*\***

An opportunity to purchase a conveniently located 2 storey end of terrace spacious commercial unit located on the level and within easy walking distance of the town centre of Lampeter. Well presented, formerly being a hairdresser / beautician, with rear suite generating good rental income. Currently divided into separate units which could be further separated, with ground floor office accessed via separate side pathway from the High Street.

## Location

Conveniently located on the edge of the High Street in the University town of Lampeter, within a walking distance of a range of local amenities

## Description

The property is a 2 storey end of terrace spacious commercial unit and would make an ideal investment property. Currently divided into separate units and could be further separated as desired. Well presented, and a blank canvas for anyone looking for a town investment taking into account it's favoured location on the level and within easy walking distance of the town centre.

## Front entrance door

To

## Reception Hallway

Tiled flooring

## Studio / Office space

15' x 11' (4.57m x 3.35m)



With under-stairs cupboard housing gas boiler (connection required to provide central heating)

## Rear Kitchen

11' x 18' (3.35m x 5.49m)



With fitted base and wall units, part tiled, single drainer sink, space for oven and fridge  
Alcove shelving

## Downstairs cloakroom / toilet



W.c and wash hand basin

## FIRST FLOOR

Accessed via timber staircase from front studio  
Central landing with built in airing cupboard

**Studio / Office space**  
11' x 10' (3.35m x 3.05m)



With fitted shelving

**Interconnected Studio / Office space**  
8' x 6' (2.44m x 1.83m)



**Studio / Office space 2**  
11' x 11' (3.35m x 3.35m)



**Bathroom**  
8' x 7' (2.44m x 2.13m)



W.C, pedestal wash hand basin, bath with electric shower over, electric night storage heater

**Ground floor office**  
24' x 14' (7.32m x 4.27m)



Accessed via pathway to the side of the property is the ground floor office which is currently let out  
With electric heating, wash hand basin, separate cloakroom and W.C  
Rent for rear suite £320 per calendar month

**EXTERNALLY**



A gated side pathway from the High Street leads to a rear yard

## **Services**

We are informed that the property is connected to mains water, electricity and drainage

## **Directions**

What3Words - holly.statement.input

## **Auction Guidelines**

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance

<http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

The purchase is also subject to a buyers premium of £750 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees and a contribution to the sellers costs of 1 % - please see the legal pack.

## **Registering for the Auction**

Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website [www.evansbros.co.uk](http://www.evansbros.co.uk) search for "Lampeter" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will close on Thursday 15th August, 2024 (the closing time will be decided closer to the date & will be subject to any bid extensions).

## **Guide Prices**

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

**England & Wales** EU Directive 2002/91/EC



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