

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(unless sold prior or withdrawn)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 / beautitican, 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 11' x 18' (3.35m x 5.49m) 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

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



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 apace 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/

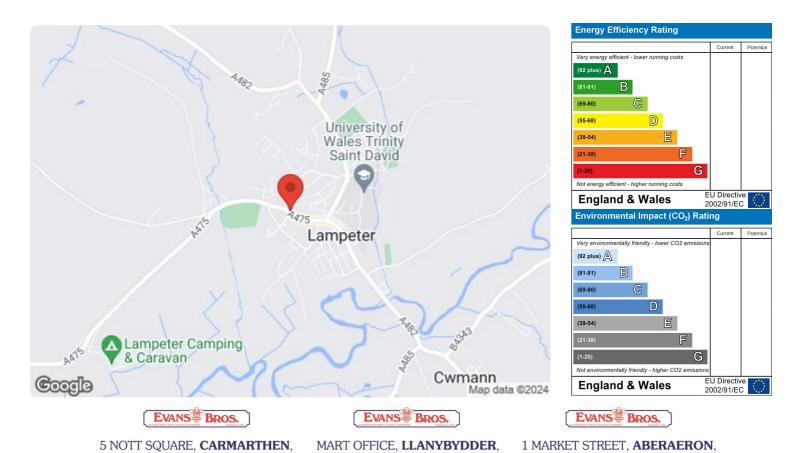
The purchase is also subject to a buyers premium of £750 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees and a contribution to the sellers costs of 1 % - please see the legal pack.

Registering for the Auction

Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website www.evansbros.co.uk 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.



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