

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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## Glanbueno Shop, Pontrhydfendigaid, Ystrad Meurig, SY25 6BD

**Guide Price £49,950**

IDEAL NEW BUSINESS VENTURE OPPORTUNITY

A rare and well positioned commercial opportunity, currently a candle shop & formerly a Hair Salon but suiting a variety of alternative uses. The property benefits from a centre of village position at the foothills of the Cambrian Mountains & could offer use as a studio, workshop or potential home office space (STC) Great roadside frontage, ideal investment opportunity or for an occupier.



## Location

Located in the foothills of the Cambrian mountains beside the B4343 Tregaron to Aberystwyth road with good road frontage.

## Leasehold Details

We are informed that there is 998 years remaining on the lease with an annual rent of £1000.

## Description



An ideal startup business venture or with potential for conversion into 1 bedroomed accommodation with necessary planning consent.

## Studio Space



## Store Cupboard

### Loft

with storage space & potential for conversion to residential accommodation subject to any necessary planning consents.

### Services

We understand that the property is connected to mains water, electricity & drainage.

### Directions

What3Words: bachelor.straddled.existence

The property can be found when passing through the middle of the village of Pontrydyfendigaid as identified by the 'Evans Bros For Sale Board'.



**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 CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		

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



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