

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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## 1 & 2 Priory Street Lampeter, Ceredigion, SA48 7DQ

**Reduced To £179,950**

An exciting opportunity to purchase a well located property with immense potential currently two retail units together with first floor office accommodation with potential for conversion (subject to consent), in the centre of Lampeter, in a prominent position between the main cwmmins town car park and High Street.

Would make a great "Live-Work" unit in the centre of the town.(Subject to any consents)

## Location



The property is located just off the main town centre, in a busy thoroughfare connecting the main cwmmins town car park to high street.

## Description



A substantial property extensively refurbished some years ago, currently two lock-up retail units to ground floor with potential for one large unit and with offices to the first floor. This provides an ideal investment opportunity or indeed for owner occupation. The property has an attractive front facade with two feature display windows and with independent accesses to each side together with access to first floor accommodation, currently let as an office, but in our opinion with potential for residential development (subject to consents).

The property provides more particularly the following -

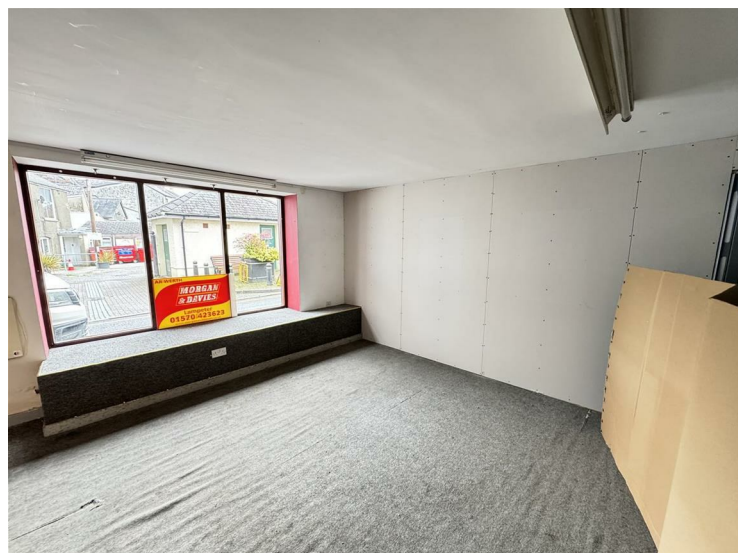
## UNIT 1



Tiled floor

### Retail Area

15'8" x 17' (4.78m x 5.18m)



Access to understairs storage cupboard

## UNIT 2

17'2" x 15'5" (5.23m x 4.70m)



With independent access, feature front display window

## First Floor - Landing

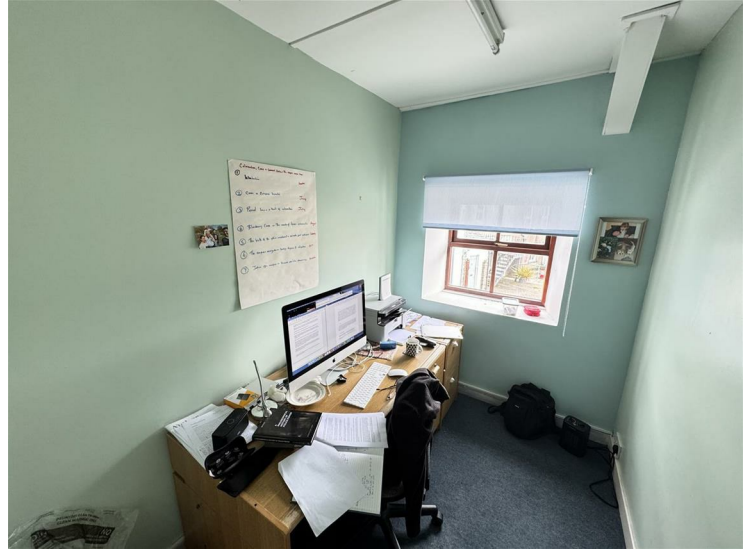
### Kitchen Area

9'2" x 4'6" (2.79m x 1.37m)



## Office/Potential Bedroom

9'9" x 6'2" (2.97m x 1.88m)



## Cloakroom off



## Large Studio/Office Area

23'7" x 15'6" (7.19m x 4.72m)



With w.c., and wash hand basin

### Inner Hallway/Study

7'6" x 5'9" (2.29m x 1.75m)

## Services

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



Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



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