

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: (01570) 422395 Fax: (01570) 423548 Website: www.evansbros.co.uk



28 High Street, Lampeter, Ceredigion, SA48 7BB

Guide Price £169,950

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



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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