

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 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**



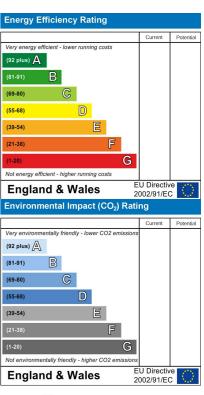
A gated side pathway from the High Street leads to a rear yard

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

# **Directions**

What3Words - holly.statement.input





5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG Tel: (01267) 236611

MART OFFICE, LLANYBYDDER, CEREDIGION, SA40 9UE Tel: (01570) 480444

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS **Tel:** (01545) 570462