



16 Terrace Road  
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**17 Bridge Street,  
Aberystwyth Ceredigion SY23 1PZ  
Guide price £249,999**

An opportunity has arisen to acquire a Grade 2 Listed Building, a multi use unit consisting of ground floor retail space with staff facilities and 3 bedroom house above.

## 17 Bridge Street, Aberystwyth, Ceredigion, SY23 1PZ

### FOR SALE BY PRIVATE TREATY

An opportunity has arisen to acquire a Grade 2 Listed building, a multi use unit consisting of ground floor retail space with staff facilities and 3 bedroom house above with a current HMO license.

Located on a main thoroughfare close to the town centre, promenade and castle. The property has had a number of uses over the years including convenience shop, beauty salon and sweet shop. The 3 bedroom accommodation has been used as student accommodation, successful air B&B and for the previous shop proprietors to live in. The property currently holds an up to date HMO licence. The property is also very versatile with a number of potential uses subject to the necessary planning consents.

Aberystwyth is an important Mid Wales market town with a good range of both local and national retailers on the high street and on the edge of town retail parks. Major employers include the University, National Library of Wales and Bronglais hospital.

The ground floor is let until 14th February 2027 at a rent of £750 pcm, outside the provisions of Sections 24 & 28 of the Landlord & Tenant Act 1954.

### TENURE

Freehold.

### SERVICES

Mains services connected. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### COUNCIL TAX

Band

### MONEY LAUNDERING REGULATIONS

Successful parties will be required to Provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

### VIEWING

Strictly by appointment with the selling agents, Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, SY23 1NP 01970 626160 or [sales@aledellis](mailto:sales@aledellis).

17 Bridge Street provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens camera. All images was taken prior to tenants.

### GROUND FLOOR

### RETAIL SPACE

21'1" x 13'6" (6.45 x 4.14)



Large windows to fore, tiled flooring and door to



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### KITCHEN

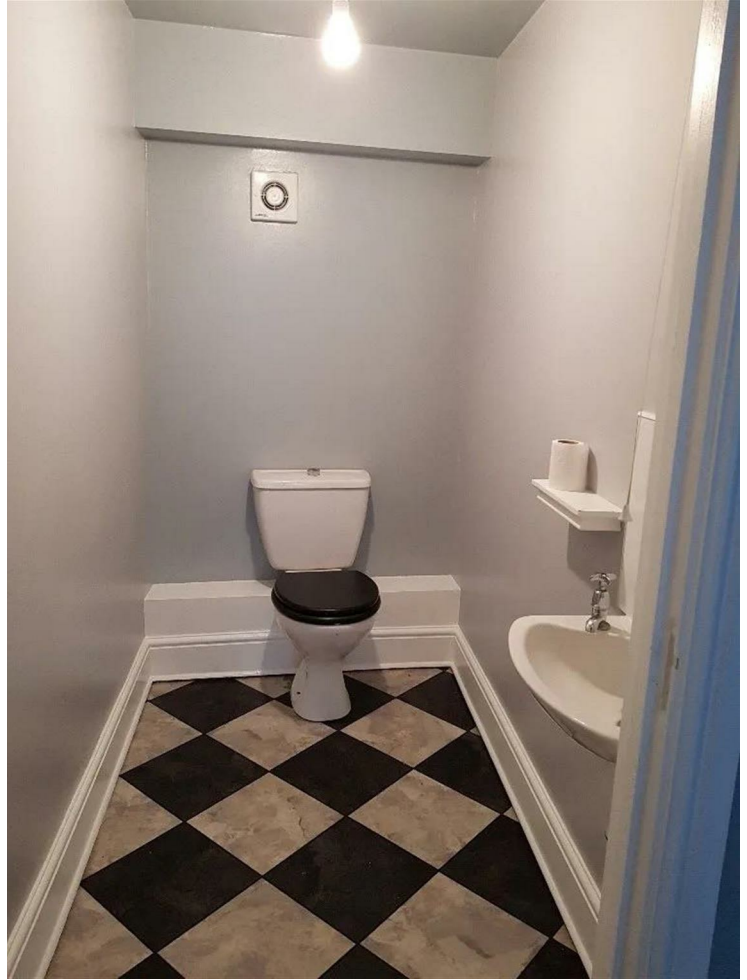
9'5" x 6'8" (2.88 x 2.04)



Comprising base and eye level units with stainless steel sink.

### W.C.

7'1" x 3'11" (2.16 x 1.2)



Wc and wash hand basin.

### STAFF ROOM

9'10" x 9'10" (3.01 x 3.0)

Window to rear. Stairs down to

### BASEMENT

15'1" x 15'0", 9'10" x 10'11", 11'5" x 3'9" (4.6 x 4.58, 3.01 x 3.34, 3.5 x 1.15)

Separated into 3 areas for storage.

Separate side entrance door to hallway, radiator and stairs to first floor accommodation

### FIRST FLOOR ACCOMMODATION

Half landing leading to inner hallway with radiator and storage cupboard

### CLOAKROOM

5'7" x 6'8" (1.70m x 2.03m)

WC and wash hand basin.

### BOILER/ UTILITY ROOM

5'7" x 6'8" (1.70m x 2.03m)

Wall mounted modern gas central heating boiler. Plumbing automatic washing machine.

### MAIN LANDING

Stairs to second floor accommodation door to

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### KITCHEN/ DINING ROOM

10'1 x 10'4 (3.07m x 3.15m)



Single drainer stainless steel sink unit with mixer tap. Base units with appliance space and BEKO electric cooker. Cooker point and tiled splash back. Extractor fan.

### LIVING ROOM

15'3 x 9'7 (4.65m x 2.92m)



Window to the fore, feature fire place , laminated floor , radiator recess cupboard under window. Two recess alcoves with wall lights.

### BEDROOM 1

11'9x 8'6 (3.58mx 2.59m)



Recess cupboard below window, radiator.

### SECOND FLOOR ACCOMMODATION

landing with door to

### BEDROOM 2

11'5 x7'7 (3.48m x2.31m)



Window to fore, radiator, walk in wardrobe.

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### BEDROOM 3

10'7x 21'9 (3.23mx 6.63m)

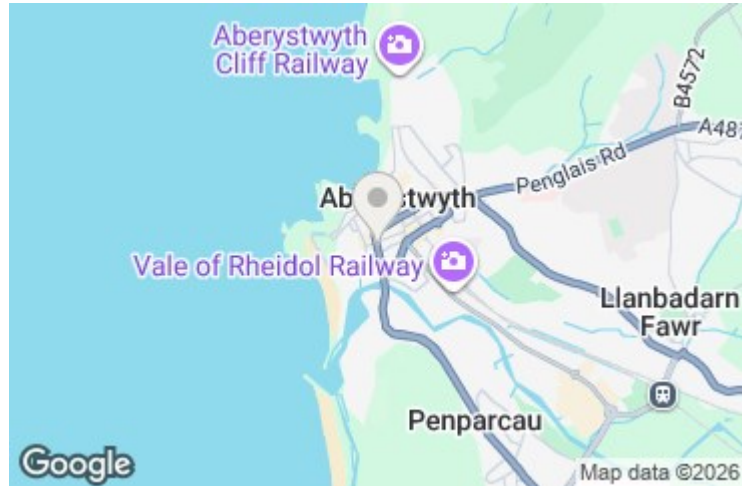


Window to fore, feature fireplace, radiators.



Comprising panelled bath with TRITON shower, pedestal washbasin and WC.

Radiator and obscured window to rear.



### BATHROOM

5 x 10'6 (1.52m x 3.20m)





| 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<br>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<br>2002/91/EC |  |