



**Y Cigydd (Butchers) Penygarn, Bow Street
Aberystwyth Ceredigion SY24 5BQ**

Guide price £325,000



Enjoying a prominent location

on the main thoroughfare with near by off road parking for useful trading, a detached traditional investment property

The property currently derives income of approximately £32,580 per annum. The village butchers shop (Cigydd Bow Street) is on a short term lease where as the Chinese has the benefit of a long lease. There is a separate access to the first floor 1 bedroomed flat which is well presented throughout.

The village of Bow St is situated some 4 miles due north of Aberystwyth, the village having a good range of local amenities to include primary school, garage and public house. There is a regular bus service to Aberystwyth, the town having a good range of social, leisure and educational facilities to cater for large local and student populations.

TENURE: The freehold interest is offered for sale subject to the short term lease hold interest in the butchers shop and long lease hold interest in the Chinese take away together with usual short hold tenancy on the first floor flat.

CURRENT INCOME:

£32,580 per annum

SERVICES:

All mains services are connected.

VIEWING:

Strictly by appointment with the selling agents;
Aled Ellis & Co, 16 Terrace Rd, Aberystwyth.
01970 626160 or sales@aledellis.com

Pendre provides for the following accommodation. All room dimension are strictly approximate. All images have been taken by a wide angle lens digital camera.

GROUND FLOOR

CIGYDD, BOW ST

RETAIL AREA

26' x 11'3 max dimension (7.92m x 3.43m max dimension)



With door to fore, currently tiled floor to ceiling with display counter etc

PREPARATION AREA

7'1 x 15'9 (2.16m x 4.80m)



with cold storage

STORE ROOM

5'8 x 16' (1.73m x 4.88m)

with access to

REAR GARDEN

CHINESE TAKEAWAY

RETAIL AREA

11'6 x 22'1 (3.51m x 6.73m)

door and window to fore

KITCHEN

14'7 x 6'5 (4.45m x 1.96m)

STORAGE AREA

5'7 x 10' (1.70m x 3.05m)

TOILET FACILITIES

FIRST FLOOR ACCOMMODATION

MAIN ENTRANCE DOOR TO

PORCH

with stairs leading to first floor accommodation

HALLWAY

with radiator and doors to

KITCHEN/ DINING ROOM

13'5 x 12'7 (4.09m x 3.84m)



comprising single drainer stainless steel sink with mixer tap, base unit, eye level unit and corner unit. Appliance spaces, plumbing for automatic washing machine and tiled splash backs. Further range of base and eye level units incorporating an electric cooker with 4 ring hob with extractor fan over. Radiator and window to rear.



LIVING ROOM

8'6 x 12'7 (2.59m x 3.84m)



with 2 windows to fore and radiator.



BEDROOM

12'7 x 13'6 (3.84m x 4.11m)



with 2 windows to fore and radiator.



BATHROOM

8'2 x 5'9 (2.49m x 1.75m)



comprising panelled bath with shower over and screen. Low level flush wc and pedestal wash hand basin. Walk in wardrobe housing the gas fired central heating boiler and electric meters. Obscured window to rear and radiator. Fully tiled.

EXTERNALLY

Shared side vehicular access leading to the

REAR GARDEN



mainly laid to lawn (shared) with

KITCHEN/ PREP ROOM

12'1 x 9'6 (3.68m x 2.90m)

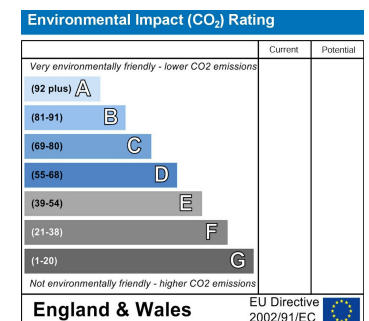
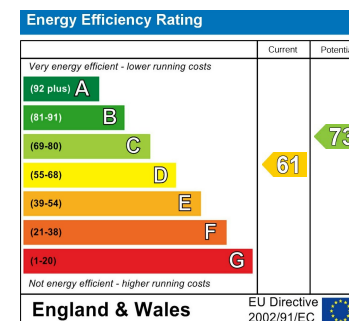
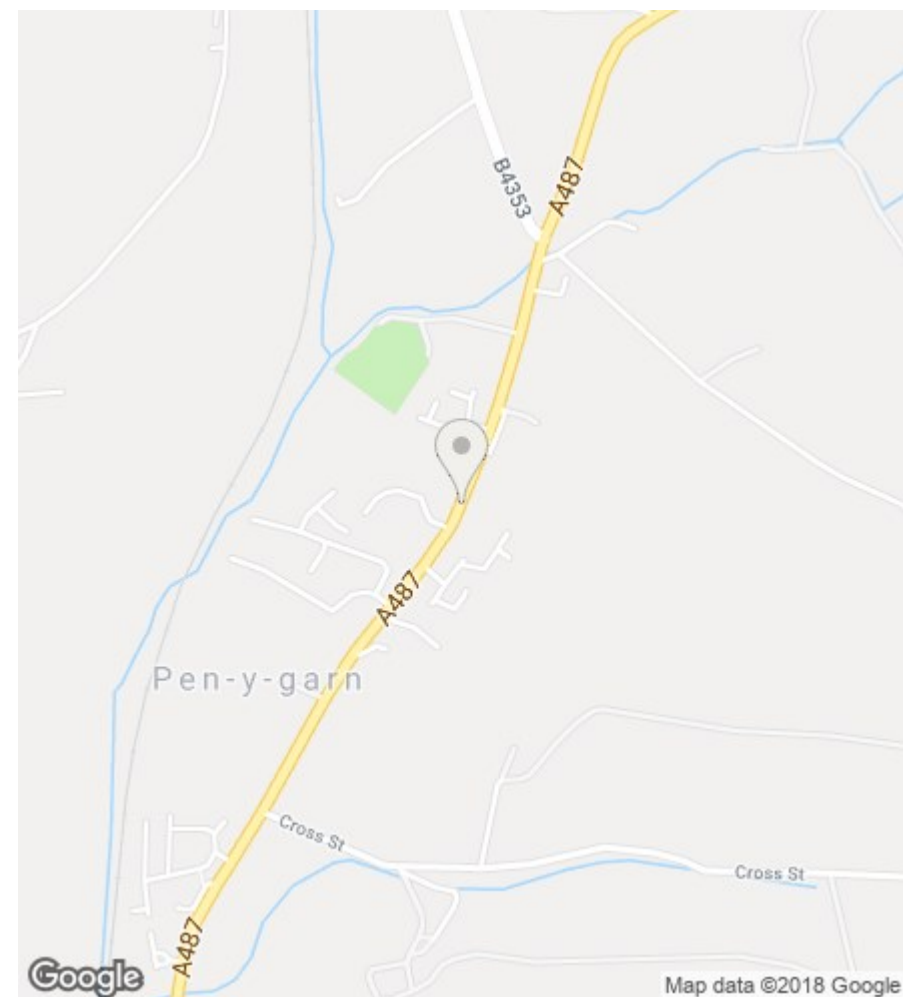


With walk in freezer. (Currently used by the butchers shop.)

GARDEN SHED

DIRECTIONS

From Aberystwyth take the A487 coastal trunk road north up Penglais Hill to Bow St. The property is on the right hand side just before the village hall.



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