



17 Bridge Street,
Aberystwyth Ceredigion SY23 1PZ
Guide price £275,000



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

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 is a very versatile property 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.

Tenure

Freehold.

Services

Mains services connected.

Viewing

Strictly by appointment with the selling agents, Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, SY23 1NP 01970 626160 or 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.

Ground Floor

Retail Space

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

Large windows to fore, tiled flooring and door to

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

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 and 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

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.

Bedroom 3

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

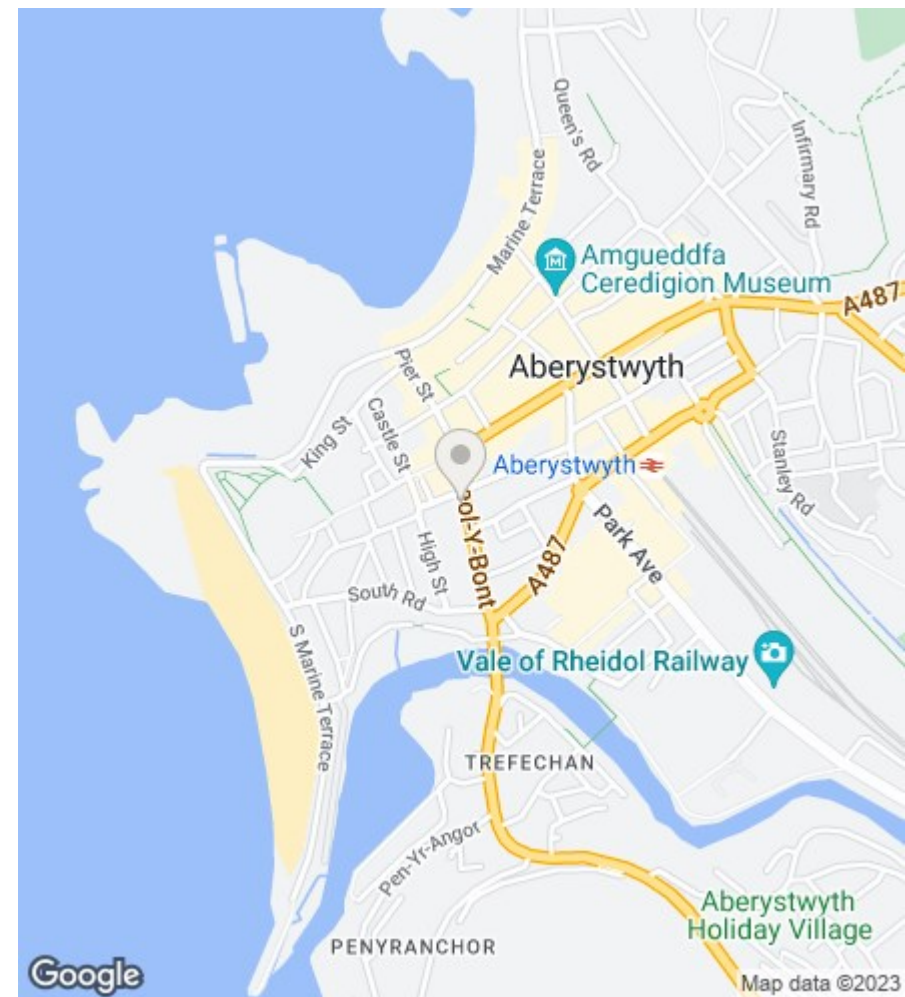
Window to fore, feature fireplace, radiators.

Bathroom 4

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

Panelled bath with TRITON shower, pedestal washbasin and WC.

Radiator, obscured window to rear



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		

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
 Tel/Ffon: 01970 626160
 Email/E-Bost: sales@aledellis.com