

retail in SY23

Chalybeate Street, Aberystwyth
Sir Ceredigion, SY23 1HS

£375,000 Starting Bid

- ✓ Four storey terraced property
- ✓ A1 retail with storage space
- ✓ Excellent town centre location
- ✓ NIA 202.7sqm (2,182sqft)
- ✓ Large glass window frontage
- ✓ To be sold as freehold title

PATTINSON
AUCTION



Summary

- Property Type: Retail - Parking: None Price: £375,000

Description

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

We are pleased to offer to auction this substantial four floor property, excellently located along Chalybeate Street, Aberystwyth town centre. Previously used as a furniture shop, the property is of A1 use class and offers a variety of retail and storage spaces spanning four floors. The property measures an impressive NIA of 2,182sqft, offers large glass window frontage to the ground and second floor, and all mains are connected or nearby. The property is to be sold with vacant possession.

Please note that we have not inspected this property.

Location

The subject property is located along Chalybeate Street, Aberystwyth. Aberystwyth is a thriving university town which has undergone considerable re-development over recent years. M&S and Tesco having recently commenced trading in the town. Aberystwyth town centre has a good range of both local and national retailers. Major employers include the University, National Library of Wales and Bronglais Hospital.

Accommodation

GROUND FLOOR

Retail area: 15'6 x 21 and 9'2 x 21 (4.72m x 6.40m and 2.79m x 6.40m)
Stairs to first floor, small rear hallway with bellant sink and W.C.

FIRST FLOOR

Retail area: 13 x 15'6 and 30 x 5 (3.96m x 4.72m and 9.14m x 1.52m)
Window to fore and stairs to second floor.

SECOND FLOOR

Further space: 15'3 x 43'7 (4.65m x 13.28m)
Large window to fore and 3 small windows to rear. Stairs to third floor.

THIRD FLOOR

Storage: 15'3 x 43'7 (4.65m x 13.28m)
Windows to fore and rear.

Total NIA 202.7sqm (2,182sqft)

Tenure

The property is currently unregistered, but is to be sold as freehold.

Rateable Value

The adopted rateable value is £19,500 as of 1st April 2017.
Sourced from VOA.

EPC

Available upon request.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Chalybeate Street, Aberystwyth, Sir Ceredigion, SY23 1HS

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154, Fax: 0191 222 0314,
www.pattinson.co.uk**

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