

3 Bedroom Retail Shop & Flat 15 Chalybeate Street Aberystwyth, SY23 1HS

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ASKING PRICE:£210,000 www.iestynleyshon.com











Shop & Flat, 15 Chalybeate Street, Aberystwyth, SY23 1HS

A freehold end terrace commercial property currently fully let with a ground floor retail shop and a 3 bedroom maisonette on the upper floors. The property is situated on a popuplar commercial street within the town centre and enjoys a good foot fall of pedestians connecting between Tesco/ M&S retail outlets with car parking area and the town. Thd University town and seaside resort of Aberystwyth offers excellent social educational and shopping facilities with public transport to all parts.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585 hello@iestynleyshon.com

www.iestynleyshon.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Ground Floor Shop 7.04 3.68

Aluminium Framed glazed front entrance door to Retail Shop with large matching display window to front and access to:

Rear Store Room 4.32 2.21

With window to side adding natural light. Wash hand basin and doors to

Cool Store 3.10m x 2.30m Ideal storage

Staff Toilet With low flush WC

First Floor Maisonette

Separate Entrance door adjoining Chalybeate Street with enclosed staircase leading to:

Landing With understairs storage cupboard and doors to:

Lounge 2.67 m x 4.45m With Bay window to front

Bedroom 1 3.73m x 2.74m With window to rear.

Separate WC With wash hand basin and velux window. Rear Utility/Store Room 2.44m x 2.92m With 2 velux windows and under eaves storage.

SECOND FLOOR

Landing with doors to:

Kitchenette 3.45m x 1.68m

Comprising single drainer stainless steel sink unit, worktops with appliance spaces below, plumbing for automatic washing machine, eye level units, tiled splash backs, Heatstore night storage heater and cooker point.

Bathroom 3.15m x 1.91m

Comprising panelled bath with shower over and screen. Pedestal wash hand basin, wc, Dimplex wall mounted heater, night storage heater and obscured window to rear.

Bedroom 2 4.50m x 2.62m With window to rear.

THIRD FLOOR Landing with doors to:

Bedroom 3 3.15m x 3.25m With sloping head room, dormer window to fore, fitted wardrobe and night storage heater.

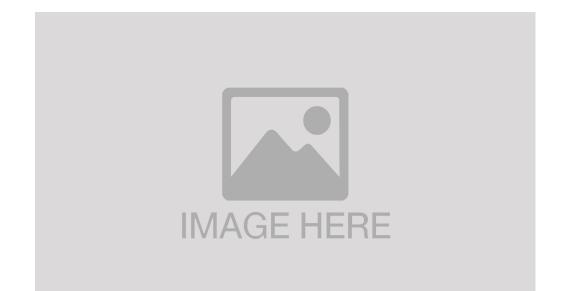
Services m x m Mains Electric, Water and Drainage. Council Tax Band C. Uniform Business Rate £12,750

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