



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

ASKING PRICE: £210,000  
[www.iestynleyshon.com](http://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 popular commercial street within the town centre and enjoys a good foot fall of pedestrians connecting between Tesco/ M&S retail outlets with car parking area and the town. The 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

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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



IMAGE HERE

