



Siop Y Bont, Bronant

Aberystwyth, Ceredigion, SY23 4TG

Guide Price: £140,000



Located in a central position within the village of Bronant, currently trading as Village Stores within an existing building divided into Retail shop with counters, Preparation Room, WC, Office and adjoining Stores.

The property as a whole stands on a large site, extending to approximately 73 sq m (see plan)

This site is well suited to its existing use or redevelopment, subject to obtaining any necessary planning consents

Retail Shop Area, WC, Prep Rooms, Stores

- Shop Premises and associated yard
- Within the village of Bronant
- Well suited to redevelopment use, subject to obtaining necessary planning consents
- Approx. 73 sq m
- Conveniently located between Tregaron 8 miles and Aberystwyth 10 miles
- CEER = F132

OUTSIDE

Large concreted forecourt. Access to rear parking with gas bottle storage.

SERVICES

Mains Electricity, Water and Drainage.

N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

OUTGOINGS

Rateable Value - £4,300.

TENURE

Freehold.

DIRECTIONS

From Aberystwyth proceed on the A487 to Llanfarian, turning left signposted Tregaron. Stay on this road (A485) until you reach the village of Bronant. The property can be found on the right hand side as you enter the village.

VIEWING & NEGOTIATIONS

All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill. A fee of £36 per person will be payable.

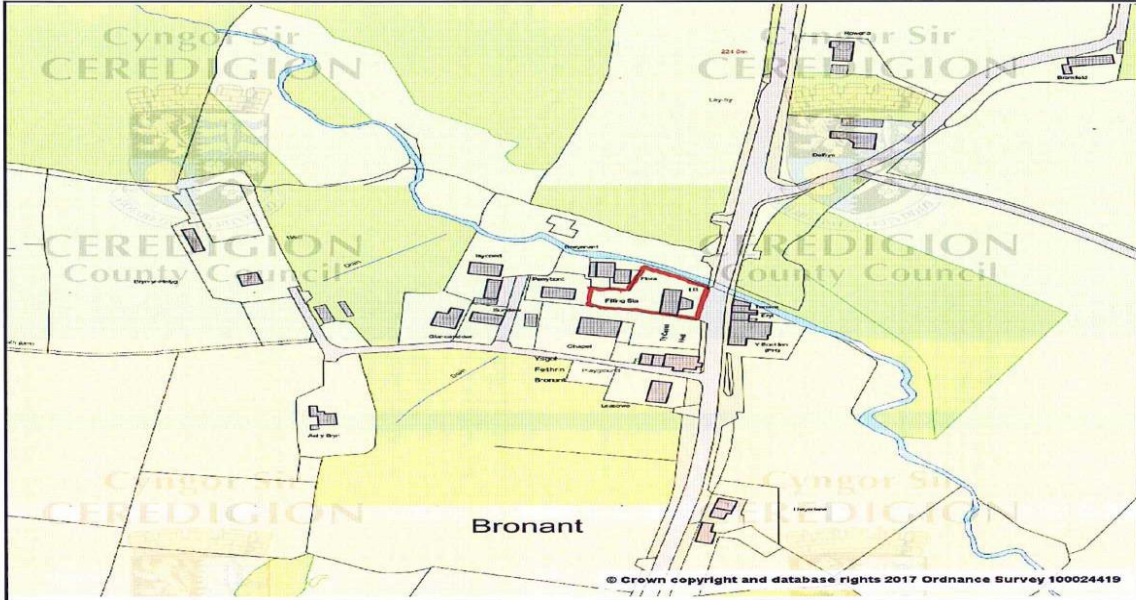
MORTGAGE SERVICES

Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

FLOORPLAN

Map.Ceredigion.gov.uk

SIOP Y BONT, BRONANT SERVICE STATION, BRONANT,
ABERYSTWYTH, SY23 4TG



Map Legend
No overlays selected

0 m 50 m 100 m