



Retail Shop & Maisonette

17 Bridge Street, Aberystwyth,
Ceredigion, SY23 1PZ

Guide Price: £249,999



A mid terraced retail unit with 3 bedroom maisonette on the upper floors, in a popular location within Bridge Street and close proximity to the town centre, promenade, Castle grounds and all relevant amenities.

The property has in previous years been utilised as a Convenience store, Beauty salon and Sweet shop, and subject to necessary planning consents is versatile to any number of uses.

The accommodation on the upper floors provides 3 bedrooms and has been successful as Student, AIRBNB or as proprietors accommodation.

Aberystwyth provides a wide variety of business, shopping, leisure and educational facilities together with the Railway Terminus providing access to all parts.

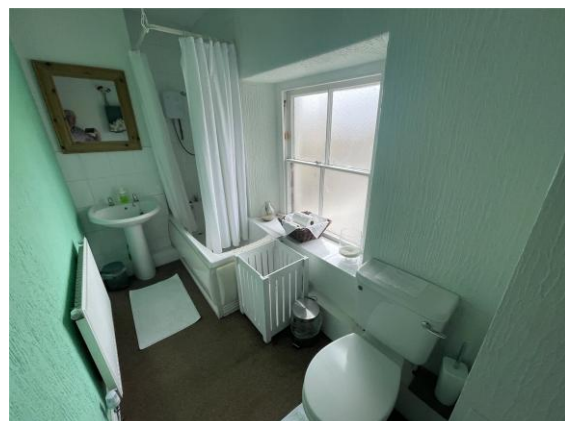
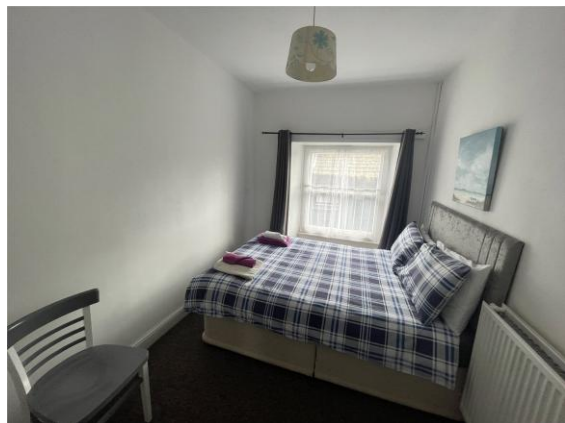
The accommodation briefly comprises:

Ground Floor - Retail Space with large windows to fore, Kitchen, Separate WC, Staff room and Basement Separate side entrance door to

First Floor - Landing, Cloakroom, Utility room. Kitchen/Dining room, Living Room, and Bedroom

Second Floor - Two Bedrooms and Bathroom

- A versatile retail unit with staff facilities
- 3 bedroom accommodation
- Close to town centre and all amenities
- Potential for number of uses subject to consents
- EPC - Maisonette - C (72) Exp: 17.6.2033



OUTSIDE

SERVICES

All mains services are connected.

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

COUNCIL TAX

TBC.

TENURE

Freehold.

FLOOD RISK (PER NRW)

Flooding from Rivers – risk less than 0.1% chance each year.

Flooding from Sea – risk less than 0.1% chance each year.

Flooding from surface water and small watercourses – risk less than 0.1% chance each year.

BROADBAND & MOBILE SIGNAL

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

VIEWING & NEGOTIATIONS

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

DIRECTIONS

From our Aberystwyth office proceed left towards the Station then turn right and proceed over the roundabout, passing the Petrol Station, turning right at the Bridge onto Bridge Street.

The property is situated at the top end on the left hand side as you travel towards the town centre.

What3Words: salmon.horseshoe.beeline.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

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