



FOR SALE BY PRIVATE TREATY

Prime substantial 4 storey FREEHOLD property in a busy trading area close to the Railway Station and Bus Terminal. The ground floor retail area is 843 sq.ft. with 955 sq.ft. to the first floor, however these areas also benefit from A3 food restaurant (planning No: A100942).

**3 TERRACE ROAD
ABERYSTWYTH SY23 1NY**



The premises occupy a prominent location opposite the Railway Station & new Bus terminal with the promenade to the other, in close proximity to Kentucky Fried Chicken, Domino Pizza, TSB Bank & Principality Building Society, other occupiers are established local traders.

It is rare that such a large and deep retail property comes to the market in a busy position with an extensive open plan first floor area. The ground floor and first floor can easily be combined with the installation of a spiral staircase, which has planning consent, leaving separate access to the residential area.

The building was extensively refurbished in 1993 benefiting from new floors, roof and re-wiring.

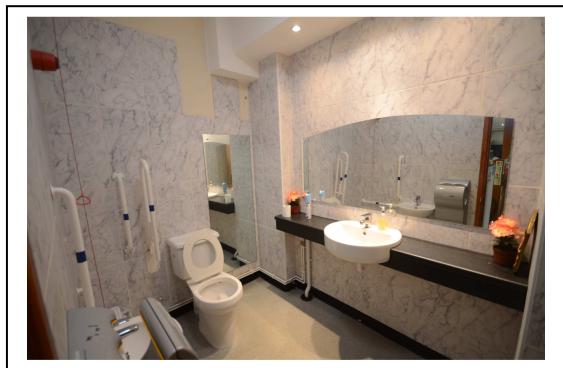
1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS
Email: property-sales@raw-rees.co.uk

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3 Terrace Road Aberystwyth

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyers are advised to obtain verification from their solicitor or surveyor.

STREET FRONTAGE	16'9 (5.11m)
OVERALL SHOP DEPTH	60' (18.29m)
GROUND FLOOR AREA:	843. sq.ft. Display window to fore. Dumb waiter to first floor. Fitted servery, kitchen area to rear.
DISABLED TOILET:	



FIRST FLOOR AREA:	955 sq.ft. Display window and further window to fore. Wash hand basin. Dumb waiter to ground floor.
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<u>SECOND FLOOR</u>	<u>FLAT</u>
LANDING:	
ROOM 1:	9'8 x 13'2 into bay
ROOM 2:	6'6 x 11'4 Pedestal wash hand basin
KITCHEN:	7'9 x 9'7 Modern fitted base and wall units. Inset double drainer stainless steel sink unit (h&c): Washing machine and electric cooker.

BATHROOM: Low flush WC: shower cubicle: Wash hand basin: tiled wall areas.

THIRD FLOOR

FRONT ROOM 3: **16'3 x 9'8 (4.96m x 2.95m) approx**
Sloping front ceiling with 2 velux windows.

REAR ROOM 4: **11' x 10'6 (3.35m x 3.20m) approx**
Pedestal wash hand basin 2 velux windows.

SERVICES: Mains electric water & drainage.

RATEABLE VALUE: £19,250 per annum

VIEWINGS: **Through agent's office: -**

Jim Raw-Rees & Co.,
1Chalybeate Street
Aberystwyth
Ceredigion. SY23 1HS

PRICE: Rental: **£35,000 p.a**
Purchase: **£350,000**



Existing second floor plan 1:100

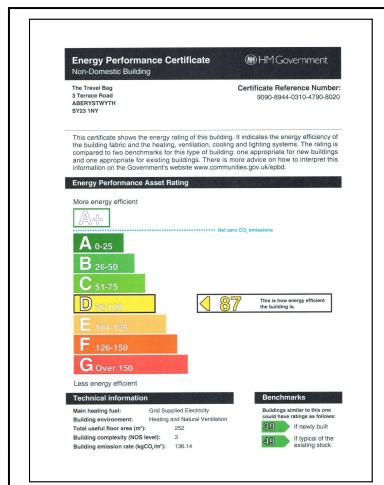
Proposed first floor plan 1:100

Proposed ground floor plan 1:100

Print to A3 to drawn scale.		
New Station Cafe 3 Terrace Road, Aberystwyth, Ceredigion.		
Drawing title	Scale	Drawing no.
Proposed floor plans.	1:100	1949/11
		date: 13.11.12

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Existing third floor plan 1:100



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

Freehold Property

3 Terrace Rd

Aberystwyth

