

CRAW-REES COMMERCIAL

FOR SALE BY PRIVATE TREATY

Excellent trading area just off Town Clock Square. 350 sq.ft. Restaurant/Take Away/Retail area opening into 156 sq.ft. rear room with 250 sq.ft. storage rooms beyond. 327 sq.ft. Cellar. Upper floor residential accommodation comprising 5 bedrooms: Living room: Bathroom & toilet:

**7 PIER STREET
ABERYSTWYTH SY23 2LJ**



The property occupies a prominent position at the top end of Pier Street where it adjoins the prime retail area of Great Darkgate Street. Major retail occupiers nearby include Sport Direct, Edinburgh Wool, Spar and Starbucks in addition established local trades and restaurants.

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS (01970) 617179

Email: property-sales@raw-rees.co.uk

Website: www.raw-rees.co.uk

7 PIER STREET, ABERYSTWYTH SY23 2LJ

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.

GROUND FLOOR

TAKE-AWAY: 15'10 x 17'6 (4.60m x 5.36m)
+ 7'6 x 10 (2.31m x 3.04)

KITCHEN: 11'9 x 13'4 (3.62m x 4.08m)

REAR LOBBY: Access to upper floors.

CORRIDOR LEADING THROUGH TO:

REAR PREPARATION ROOM 14;2 x 14'2 (4.32m x 4.32x)

CELLAR: 16'1 x 23' max (4.90m x 7.01m)

FIRST FLOOR

LANDING Built in cupboard

LIVING ROOM: 12'3 x 13'6 max (3.74m x 4.14m)

BATHROOM Panelled bath: Pedestal wash hand basin:
Low flush WC:

FRONT BEDROOM 1: 6'3 x 12' (1.92m x 3.65m)

FRONT BEDROOM 2: 8'8 x 11'9 (2.68m x 3.62m)

SECOND FLOOR

FRONT BEDROOM 3: 7'2 x 11'6 (2.19m x 3.53m)

FRONT BEDROOM 4: 7'8 x 13'6 (2.37m x 4.41m)

REAR BEDROOM 5: 9' max x 9'5 (2.74m x 2.89m)

ATTIC: 13'8 x 14'1 (4.20m x 4.29m)

SERVICES: Mains electric, water, drainage & gas.

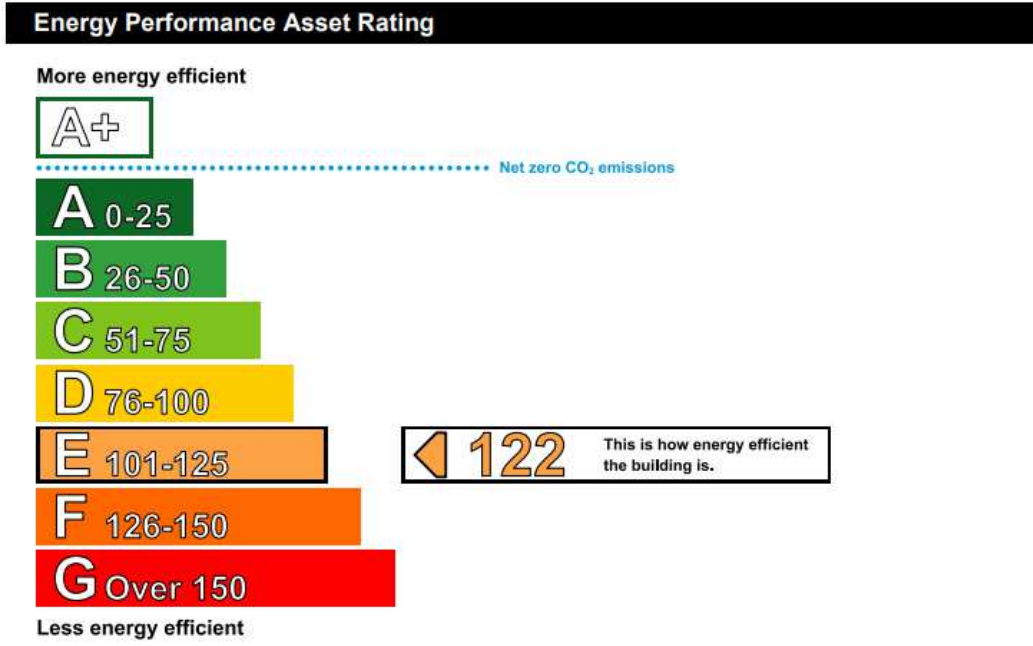
RATEABLE VALUE: £12,250
COUNCIL TAX: Band 'C'

VIEWING: **Via agent's office:-**

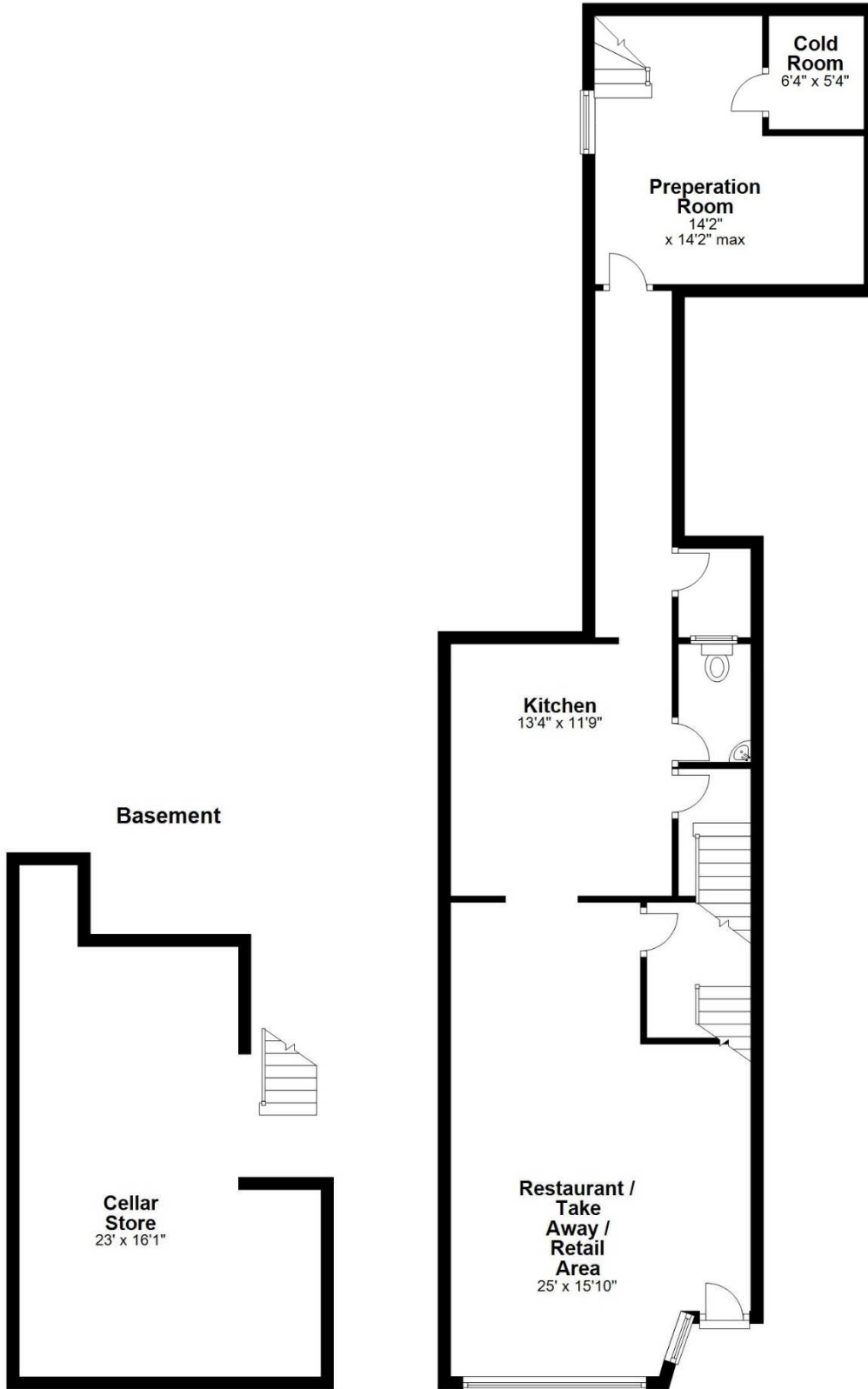
Jim Raw-Rees & co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS

(01970) 617179
24 hour answer phone

PRICE: **£399,000**



Ground Floor



Basement

Cellar Store
23' x 16'1"

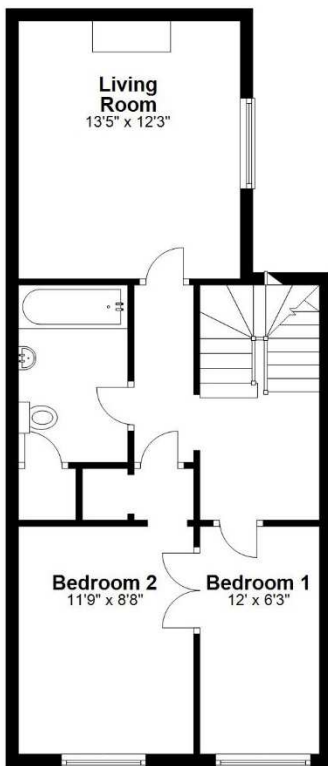
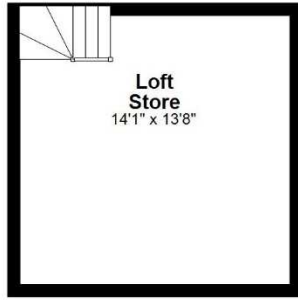
Kitchen
13'4" x 11'9"

Preparation Room
14'2"
x 14'2" max

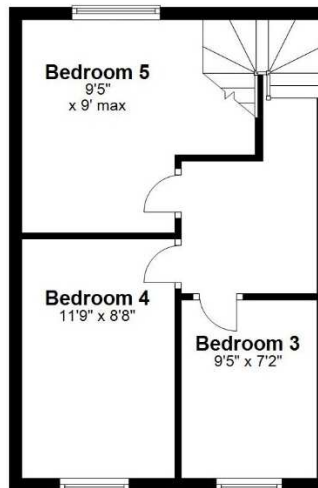
Cold Room
6'4" x 5'4"

**Restaurant /
Take
Away /
Retail
Area**
25' x 15'10"

First Floor



Second Floor



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.



JIM RAW-REES & CO.,

1 CHALYBEATE STREET, ABERYSTWYTH, SY23 1HS
(01970) 617179 www.raw-rees.co.uk
VALUERS-SURVEYORS-ESTATE AGENTS-AUCTIONEERS



SUBJECT: 7 Pier Street
DATE: November 2018

FOR IDENTIFICATION PURPOSES ONLY-ACCURACY NOT GUARANTEED

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