EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895
39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**









London House, Harford Square, Lampeter, Ceredigion, SA48 7HD

Asking Price £475,000

A rare opportunity of acquiring a prominent and substantial building in the centre of Lampeter.
London House is ideal for investors or owner occupiers to purchase a substantial building with a huge amount of potential having a large open plan retail premises with prominent double fronted display windows, of approximately 2960 sq ft. to the ground floor together with 4 recently converted flats comprising three 2 bedroom flats and one 3 bedroom flat to the first and second floors.

LOCATION



Prominently positioned in the centre of the town of Lampeter and overlooking the main square, in what can be considered one of the most prominent trading locations available within the town. Lampeter has a good range of everyday facilities with high street shops including Boots, Principality Building Society, HSBC Bank together with a number of local retailers.

DESCRIPTION



A substantial town centre property arranged over three storeys, the ground floor is a large open plan retail area of some 2960 sq. ft. including storage areas to the rear, having a double fronted display window with the benefit of suspended ceilings and fitted. slatted walling. The shop is also serviced by a security alarm system and CCTV camera system.

The property provides more particularly the following -

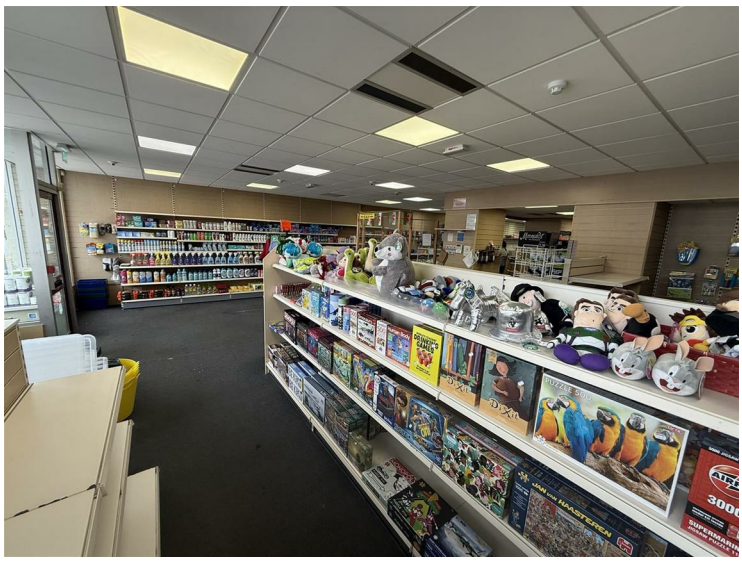
SHOP AREA:



Having a central recessed doorway with double front glazed display windows to each side, this provides an -

Initial Retail Area

33'4" x 21'5" (10.16m x 6.53m)



With suspended ceilings and fitted slatted walling together with fitted cctv cameras and is serviced by gas heating.

This provides a great open plan area for retail purposes or could indeed be sub-divided or re-arranged to any other layout as requested (subject to any necessary consents required).

Rear Shop Area
66' long x 27' max, 21' min (20.12m long x 8.23m max, 6.40m min)



Including -

Staff Kitchen Area
With base units and -

Cloakroom
with toilet

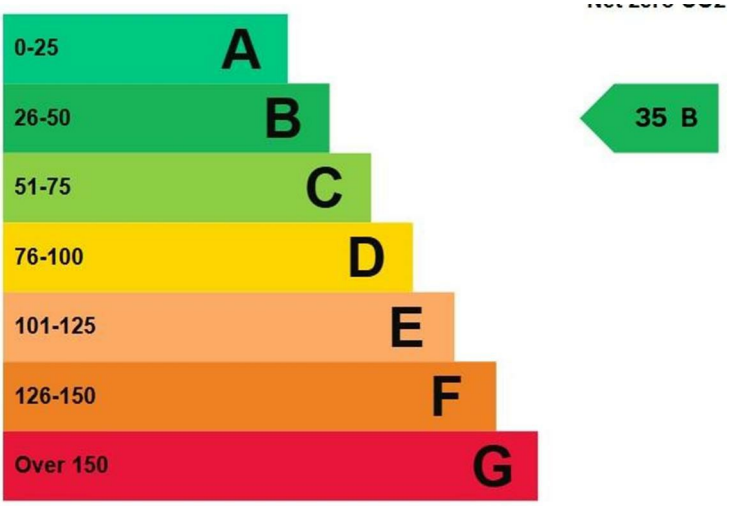
Rear Storage Room
23'10" x 14'3" (7.26m x 4.34m)



With double doors to unloading bay.

Further Storage Room
12'6" x 6'2" (3.81m x 1.88m)
With fire exit door.

Retail Area EPC - B (35)



A full copy of the EPC report is available on request.

THE FLATS:



Accessed from the rear of the property via steel steps, the following flats are provided.

External Access to -

FLAT 1:
Having independent access from the steel steps to the rear, having been recently re-furbished and carpeted with the benefit of independent self contained gas fired central heating, provides -

Hallway
With radiator

Kitchen/Living Room
23'1" x 13'10" overall (7.04m x 4.22m overall)



Having fitted kitchen units incorporating base units, single drainer sink unit, fitted oven and hob

Shower Room



With wash hand basin, shower, toilet, velux roof window

Bedroom 1
13'4" x 11'7" (4.06m x 3.53m)



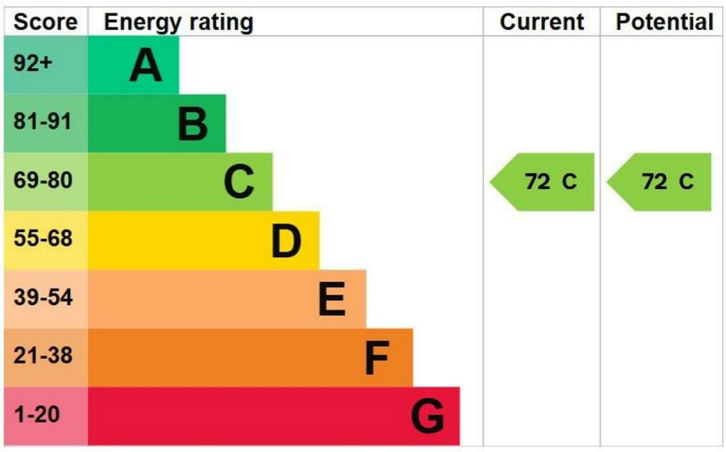
Radiator

Bedroom 2
9'2" x 9'2" (2.79m x 2.79m)



Velux roof window, radiator.

FLAT 1 EPC - C (72)



Flats 2, 3 & 4

Communal Lobby
With storage cupboard off including electric consumer unit for communal areas.

FLAT 2:
A first floor flat

Entrance Lobby
With radiator

Kitchen
17'5" x 13'3" (5.31m x 4.04m)



With base units, fitted oven, hob and extractor fan, single drainer sink unit, velux roof window

Shower Room
9'2" x 6'7" (2.79m x 2.01m)



With shower, wash hand basin, toilet, radiator

Bedroom 1



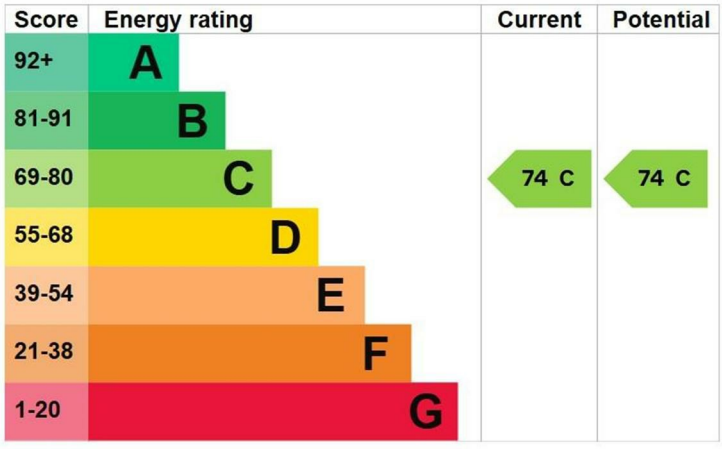
Velux roof light

Bedroom 2



velus roof window and further window.

Flat 2 EPC - C (74)



FLAT 3:
A first floor flat

Lobby - Inner Hallway
Built-in wardrobes

Kitchen
17' x 13' (5.18m x 3.96m)



With range of fitted kitchen units at base and wall level, single drainer sink unit, radiator, fitted oven and electric hob, bay window with views overlooking the town square

Inner Lobby

Shower Room
7'4" x 7'9" (2.24m x 2.36m)



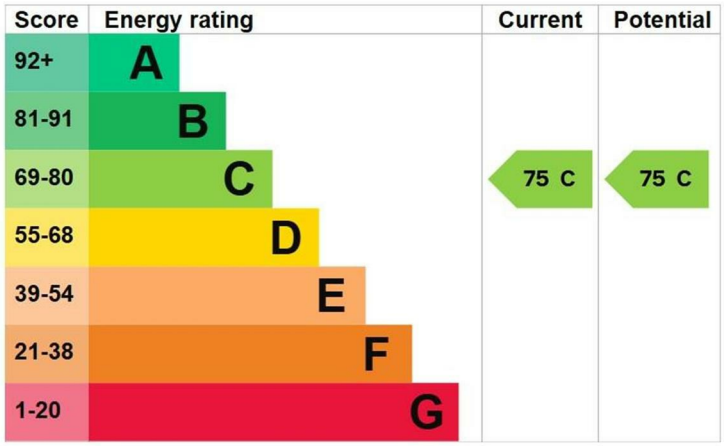
With shower, wash hand basin, toilet

Bedroom 1
14'6" x 11'1" (4.42m x 3.38m)



Bedroom 2
13'3" x 10'8" (4.04m x 3.25m)

Flat 3 EPC - C (75)



STAIRS UP TO 2ND FLOOR FLAT

FLAT 4:



Being a large 3 bedroom flat on the second floor with good views over the town centre from the rooms to the front.

Landing



Radiator

Rear Bedroom
14' x 18'10" (4.27m x 5.74m)
Rear window

Shower Room
10' x 2'7" (3.05m x 0.79m)



With radiator, wash hand basin, shower

Kitchen/Living Room
17' x 15'1" (5.18m x 4.60m)



With fitted units at base and wall level incorporating single drainer sink unit, electric oven and hob, extractor hood, three front windows overlooking the town square, radiator

Inner Hallway
Built-in wardrobe, radiator, rear window

Bedroom 2
14'7" x 9' (4.45m x 2.74m)



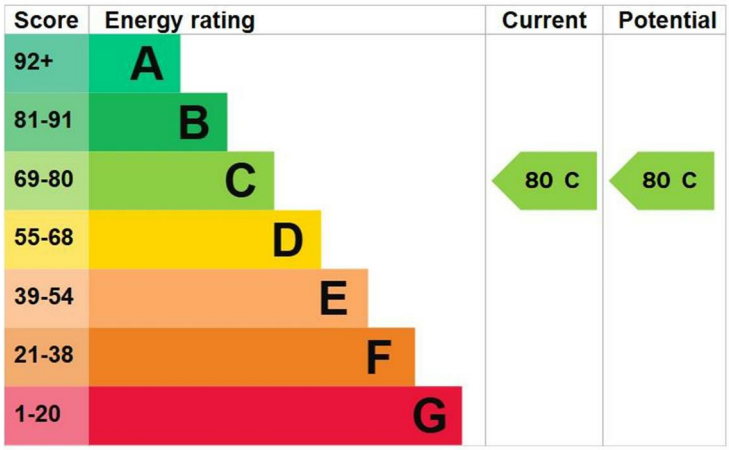
Radiator, front window

Bedroom 3
13'1" x 9'1" (3.99m x 2.77m)



Front window, radiator

Flat 4 EPC- C (80)



Shower Room
6' x 7'8" (1.83m x 2.34m)



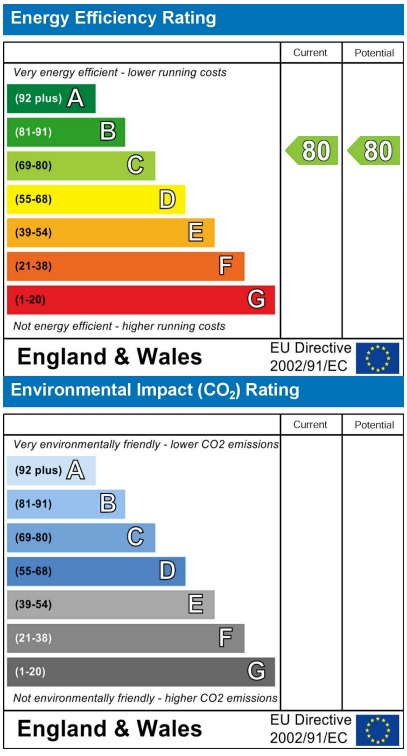
with shower, wash hand basin

EXTERNALLY
We are informed the property has rear access to a rear concreted loading bay with parking for one vehicle.

RATEABLE VALUE:
Business Rates for shop - £16,750 amount payable currently subject to small business rates relief £570.00 per month.
Council Tax for Flats - not yet rated

PLEASE NOTE
The vendors are currently arranging for works to be completed to obtain a Building Control Completion Certificate to allow the occupation of the flats, these include the provision of a dry riser and upgrading of the light openings in the ground floor suspended ceiling tiles.





5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444

1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,