



FOR SALE BY PRIVATE TREATY

**Substantial Freehold commercial premises with re-development potential comprising Restaurant and Residential Flat to the upper three floors plus rear two storey wing.**

**26 PIER STREET  
ABERYSTWYTH SY23 2LN**



The Grade II listed premises occupies a prominent frontage on the left side going down Pier Street towards the promenade end. Formerly a Chinese restaurant with extensive ancillary area and large residential area to the upper floors.

The premises offers great potential subject to planning consent to be refurbished and subdivided into numerous self-contained flats with lock up ground floor restaurant.

---

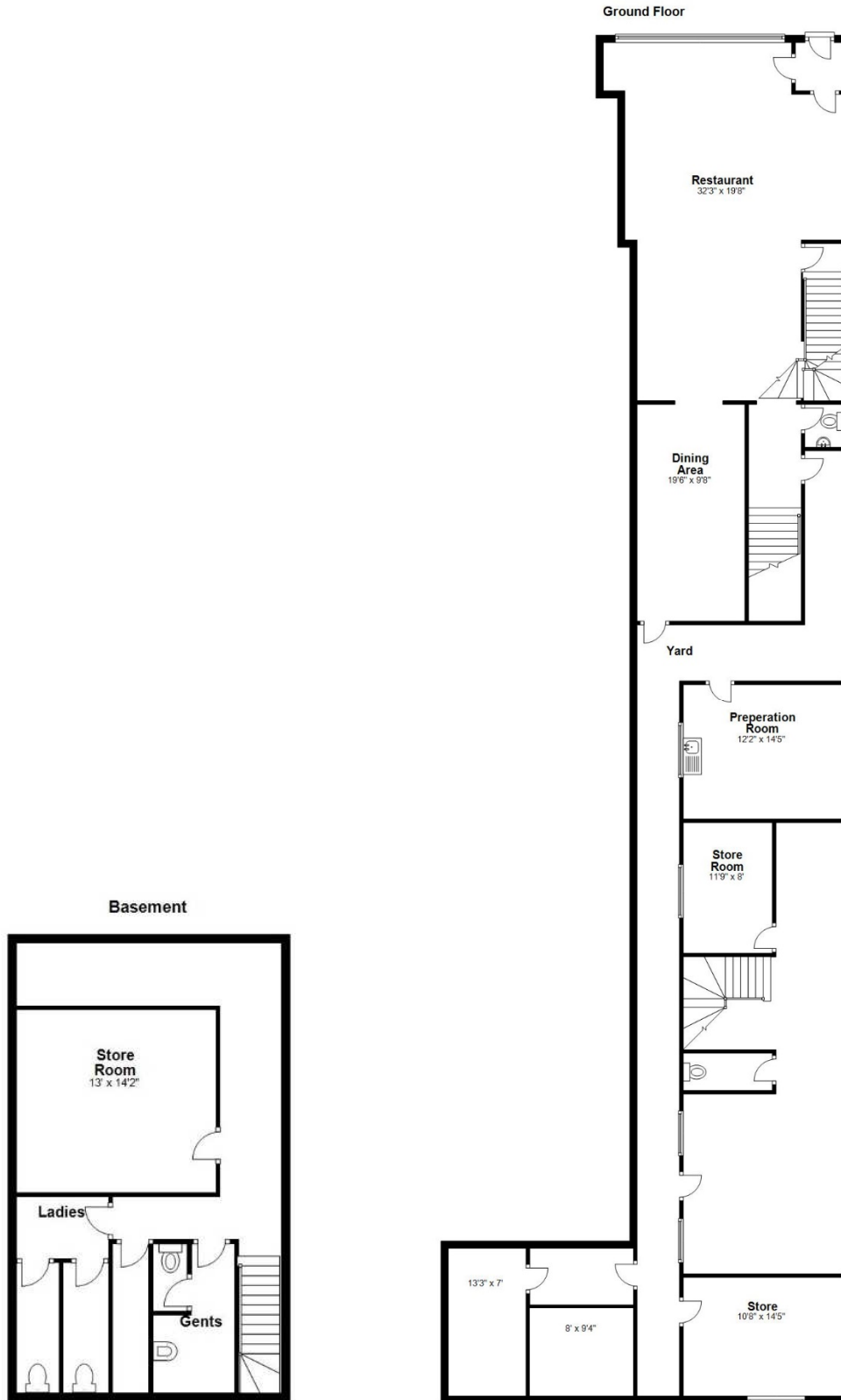
**1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS (01970) 617179**

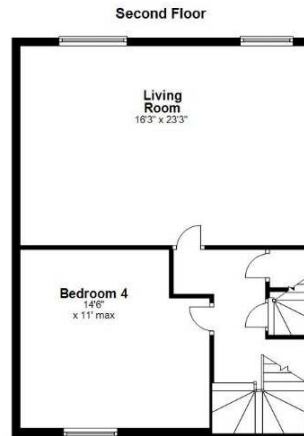
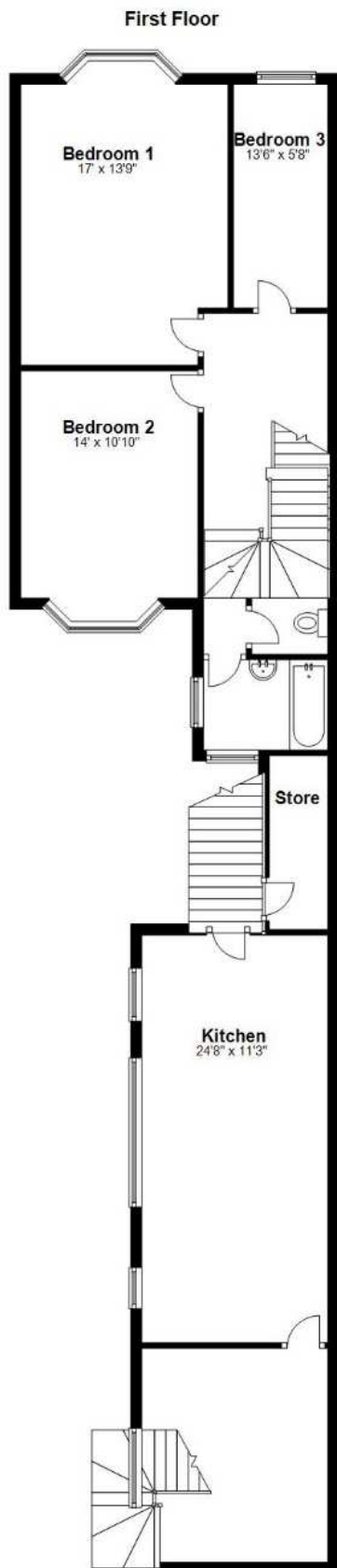
**Email: [property-sales@raw-rees.co.uk](mailto:property-sales@raw-rees.co.uk)**

**Website: [www.raw-rees.co.uk](http://www.raw-rees.co.uk)**

**26 PIER STREET, ABERYSTWYTH. SY23 2LN**

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.





Floor plan for illustration purposes only, accuracy not guaranteed.

**SERVICES:** Mains electric, water, drainage & gas.

**RATEABLE VALUE:** £14,500

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

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

(01970) 617179  
24 hour answer phone

**PRICE:** **£299,950**

### Energy efficiency rating for this property

This property's current energy rating is E.

