

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



Hen Siop y Pentre Pontsian, Llandysul, Ceredigion, SA44 4UL

Guide Price £85,000

Situated in the rural Village of Pontsian, circa 5 miles from Llandysul, 6.5 miles Llanbydder.

IMPOSING STONE AND SLATE TERRACED GRADE II LISTED PREMISES, CURRENTLY LET OUT AS VILLAGE STORES 36' X 16' WITH FIRST FLOOR SPACIOUS STORAGE/ LIVING SPACE. STORE SHED AT REAR. OPTION TO PURCHASE PLOT OPPOSITE 436SqM WITH PLANNING FOR 20' X 20' STORE SHED (FOOTINGS IN PLACE). AVAILABLE WITH VACANT POSSESSION ON COMPLETION OR GOOD RETURN ON INVESTMENT WITH CURRENT LESSEE (9 YEARS REMAINING OF A 15 YEAR LEASE at £7,800 per annum)

The terraced stone and slate premises provides the following oil centrally heated :-

ACCOMMODATION

(Dimensions approx)

An imposing premises

Front Door to :-

Shop Premises

36' x 16' (10.97m x 4.88m)

With timber floor.

Downstairs WC & Wash Up

FIRST FLOOR

(Staircase from Shop Premises).

Store Room

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

Further Store Room/ Living Accommodation

22' x 17' (6.71m x 5.18m)

With stainless steel sink, wall and base store cupboards.

With Shower Room off

With WC and Wash basin.

SERVICES

Mains electricity and water, private drainage.

Opposite the Council Road

Option of a plot of land - level ground, ideal parking area with planning permission granted for a 20' x 20' Store Shed (footings in place)

£25,000 for Plot/ Parking Opposite

TENURE

Freehold

The property is being offered with vacant possession or with the benefit of the existing lease with approx 9 years remaining of an original 15 year lease at £650 PCM (tbc) £7,800 per annum plus insurance rent.

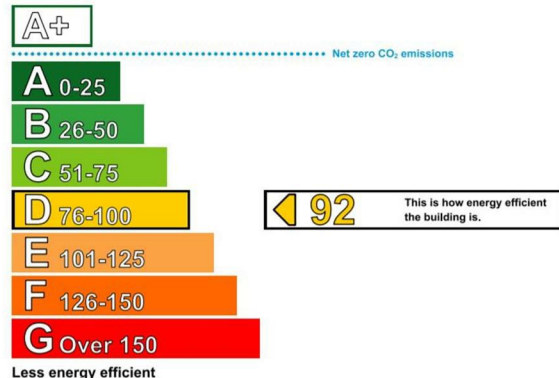
Rateable Value

The property has a rateable value of £4,350 per annum and should therefore be subject to rate relief subject to conditions.

EPC

Energy Performance Asset Rating

More energy efficient



The property has a non domestic EPC rating of 92 - Band D



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC



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.,