

# EVANS BROS.

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**Coronation Shop Church Street, Tregaron, Tregaron, Ceredigion, SY25 6HA**

**By Auction £100,000**

\*\*\* FOR SALE BY ONLINE AUCTION - 21ST APRIL 2022\*\*\*GUIDE PRICE £100-125,000

AN IDEAL INVESTMENT OPPORTUNITY BEING A WELL PRESENTED SHOP AND FLAT IN THE TOWN CENTRE OF THE POPULAR TOWN OF TREGARON.

A DOUBLE FRONTED RETAIL SHOP WITH SEPARATE ACCESS TO A SELF CONTAINED ONE BEDROOM FLAT OVER AND REAR BALCONY OVERLOOKING THE RIVER.

TO BE OFFERED FOR SALE BY ONLINE AUCTION (UNLESS SOLD OR WITHDRAWN PRIOR)

## GENERAL



## TO THE REAR IS A -



A well presented property, ideal as an investment with potential dual income stream form the letting of the shop and flat separately as the current vendors have done or even for owner occupation for those looking to work from home !

Tregaron is a popular town in the upper Teifi Valley with a good range of local shops, pubs, restaurants in the foot hills of the Cambrian mountains and on the edge of the Cors Caron National nature reserve - an area popular with those having country pursuits. walking cycling, bird watching etc interests.

## RETAIL SHOP

20'0" x 14'0" (6.10 x 4.27)



double fronted and with 2 large display windows, counters and shelving

## STOCK ROOM



with oil fired central heating boiler and a Toilet with washbasin adjoining

## LIVING ACCOMMODATION OVER



an attractive flat with independent access via rear steps and attractive balcony overlooking the town and with river and country side views

## SITTING ROOM

14'0" x 12'0" (4.27 x 3.66)



Two front windows

## KITCHEN



with base units, stainless steel sink, cooker, kettle and fridge points

## BEDROOM

10'0" x 8'0" (3.05 x 2.44)



with built-in wardrobe

## BATHROOM



with toilet, washbasin and bath, tiled surrounds

## PATIO



overlooking the river behind and over the town and

## SERVICES

Mains Electricity, Water and Drainage. Oil fired central heating

### Energy performance certificates

This property has 2 energy performance certificates - one for the shop and one for the flat

The energy rating for the shop is C - <https://find-energy-certificate.service.gov.uk/energy-certificate/4241-8998-2298-7210-9456>

The energy rating for the flat is D - <https://find-energy-certificate.service.gov.uk/energy-certificate/8300-6645-0322-8095-3723>

## AUCTION GUIDELINES

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance

<http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

## **GUIDE PRICES**

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

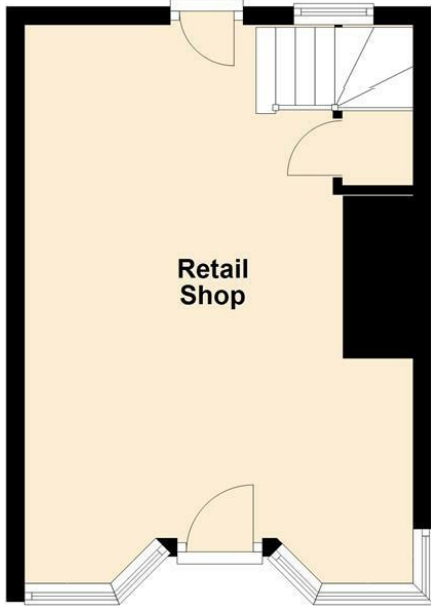
## **REGISTERING FOR THE AUCTION**

Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website [www.evansbros.co.uk](http://www.evansbros.co.uk) search for "Tregaron" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start on Monday 21st March 2022 and end on Thursday 24th March 2022 at 12 noon (subject to any bid extensions).

## First Floor



## Ground Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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