

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Glanbeuno Shop Pontrhydfendigaid, Ystrad Meurig, SY25 6BD

Guide Price £15,000

ATTENTION - POTENTIAL LIVE/WORK UNIT

For sale by Online Auction on (date to be confirmed) (unless sold prior or withdrawn)

Guide Price £15,000 - £20,000

A rare and well positioned commercial opportunity, currently a candle shop & formerly a Hair Salon but suiting a variety of alternative uses. The property benefits from a centre of village position at the foothills of the Cambrian Mountains & could offer use as a studio, workshop or potential home office space (STC) The vendor informs us that they have made enquiries with the local planning department for part conversion of the property into residential accommodation which have been positively received, (proposed purchasers should make their own enquires)

Great roadside frontage, ideal investment opportunity or for an occupier.

Location

Located in the foothills of the Cambrian mountains beside the B4343 Tregaron to Aberystwyth road with good road frontage.

Pontrhydfendigaid provides a good range of local facilities that service a large agricultural and tourist based locality close to Tregaron and Devils Bridge and also withing convenient driving distance to Aberystwyth the main town in Mid Wales.

Description



An ideal startup business venture or with potential for conversion into 1 bedroomed accommodation with necessary planning consent.

Studio Space



Store Cupboard

Loft

With storage space & potential for conversion to residential accommodation subject to any necessary planning consents.

Services

We understand that the property is connected to mains water, electricity & drainage.

Directions

What3Words: bachelor.straddled.existence

The property can be found when passing through the middle of the village of Pontrhydfendigaid as identified by the 'Evans Bros For Sale Board'.

Leasehold Details

We are informed that there is 998 years remaining on the lease with an annual ground rent of £1000. Further detials from the selling agents

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The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn. 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/>

The purchase is also subject to a buyers premium of £1,500 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees. Please refer to legal pack for actual amounts payable.

GUIDE PRICE

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.

VENDORS SOLICITORS

Red Kite Law
14-15, Spilman Street
Carmarthen
SA31 1SR

REGISTERING FOR THE AUCTION

Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website www.evansbros.co.uk search for "Pontrhydfendigaid" on the auction pages register and click on the Blue "Log In / Register To Bid" button. (subject to any bid extensions).



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		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
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MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
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