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**









Glanbeuno Shop Pontrhydfendigaid, Ystrad Meurig, SY25 6BD

Guide Price £11,000

For sale by Online Auction beginning of December - date to be confirmed (unless sold prior or withdrawn)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.

Studio Space



Store Cupboard

Loft
With storage space.

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

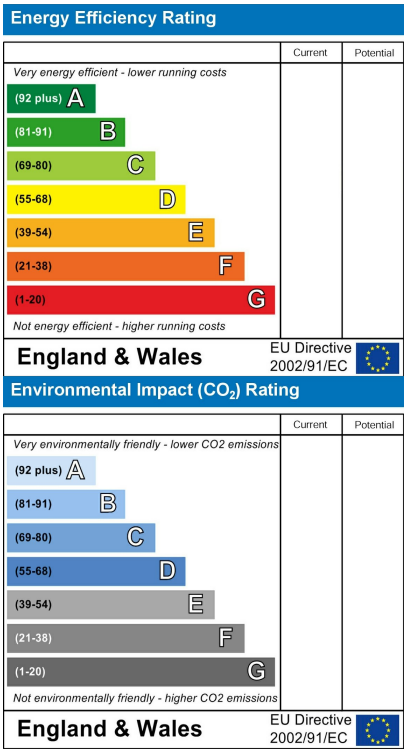
AUCTION GUIDELINES
https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction
The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn. A legal pack will be available prior to the auction for inspection. For further information 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).





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.,