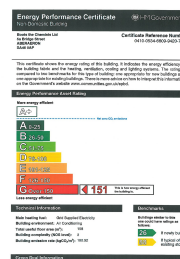




## 5a Bridge Street, Aberaeron SA46 0AP

Offers in the region of £350,000

Fully Let Investment Premises  
Boots UK Ltd Retail Unit Tenant  
Two Self-Contained Upper Floor Flats  
Gross Income £23,476 pa



John Francis is a trading name of John Francis (Wales) Ltd which is Authorised and Regulated by the Financial Services Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**DC/BT/49532/120516**

### **DESCRIPTION**

Fully let investment premises in the centre of the holiday resort of Aberaeron. The building is listed and comprises a ground floor unit let to Boots UK Ltd comprising a main retail area along with ancillary consulting room, staff rooms, store rooms etc. The upper floor comprises 2 self-contained flats independently accessed from the rear both with 2 bedrooms, lounge and kitchen.

### **LOCATION**

Located on the West Wales coast, Aberaeron is a very popular picturesque family holiday destination. The A487 passes through the town and is the main coast road from Aberystwyth and the north to Cardigan in the south. The town benefits from the busy influx of holiday makers especially in the summer months and during school holidays, but also serves as a focal point for the local community throughout the whole of the year.

### **TENANCIES**

The ground floor retail unit is let to Boots UK Ltd for a term of 5 years from the 21 May 2015 at a rent of £16,000 per annum. The tenant is responsible for the payment of Local Authority rates and for internal maintenance.

The two upper floor flats are each let on standard AST agreements with the tenant of Flat 1 paying £320 per month and Flat 2 paying £303 per month. Both tenants pay Local Authority rates and utility costs.

### **TENURE**

The premises are available freehold subject to the tenancies of the ground floor retail unit and the upper floor flats.

Interested parties should note that while the sale includes the two upper floors above two retail units, it does include the ground floor retail unit currently trading as JR Evans & Co. Our clients inform us that this is held on a freehold basis on a separate title to the one they have instructed us to sell.

### **PRICE**

Offers are invited in the region of £350,000.

### **ENERGY PERFORMANCE**

#### **CERTIFICATE**

A copy of the Energy Performance Certificate for the shop and flats are available from John Francis Commercial Department.

### **AVAILABILITY**

Immediately upon completion of legal formalities.

### **VIEWING ARRANGEMENTS**

Strictly by appointment with the Selling Agents who will need to make arrangements for access to the building which may take a few days as a result of it being fully occupied. Please therefore contact either David Cochlin in our Commercial Department on 01834 861810 or by email on [dc@johnfrancis.co.uk](mailto:dc@johnfrancis.co.uk) or [commercialwest@johnfrancis.co.uk](mailto:commercialwest@johnfrancis.co.uk)

### **OUR OFFICE HOURS**

Monday to Friday 9am to 5.30pm.

### **PLEASE NOTE**

Any appliances and services listed on these details have not been tested.

### **DIRECTIONS**

Heading into Aberaeron from Aberystwyth, pass John Francis on the right-hand side and then after approximately 100 yards the premises will be found on the left just after the zebra crossing.