

# SY23

2 PIER STREET, ABERYSTWYTH, SY23 2LJ

**FOR SALE - FORMER AWARD WINNING RESTAURANT**



## HIGHLIGHTS INCLUDE:

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- Town Centre Restaurant and Bar
- Ground Floor Bar
- First Floor Restaurant
- Two Bed Living Accommodation
- Awarding Winning Restaurant
- Asking Price of £185,000

## LOCATION

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The coastal university town of Aberystwyth stands at the central point of Cardigan Bay on the north-west/mid Wales coastline. The town has a population of just over 18,000 but this is boosted to 30,000 during term time when the students are in residence. Furthermore, due to tourism in the area during the summer months there is a large influx of holidaymakers that more than replace the student population.

Whilst Aberystwyth is not the county town of Ceredigion, it is the home of the Welsh Government offices, National Library of Wales and of Dyfed Powys police. Therefore, beyond the economics of tourism and the university, there is a natural level of indigenous commerce. Aberystwyth has a bustling town centre with an extensive hospitality industry and at the most central point is the subject Property.

## DESCRIPTION

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The Property is a three-storey Georgian building, situated in the centre of Aberystwyth, overlooking a square at the main crossroads at the top of the principal High Street.

The elevations are rendered set beneath a pitched slate covered roof.

There are no external areas forming part of the demise.



## ACCOMMODATION

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The accommodation is laid out over three stories, and is as follows:

**Ground Floor** At ground floor level is a cocktail bar, known as the Cwtch, which is well appointed with boarded floors, poseur style cocktail tables and chairs for 12 or so customers. This, ostensibly, is a reception area for the restaurant. The room has its own bar servery which has ornate carved panel frontage and stone faced back fitting.

**First Floor** There is staircase access to the first floor restaurant which is carpeted throughout and has feature galley style kitchen, studded leather upholstered dining chairs to assorted tables currently arranged for 28 diners. Customer toilets.

**Second Floor** Two bed owners accommodation with kitchen/diner and ensuite bathrooms.

## TENURE

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The Property is held freehold on title number WA973356.

## GIDE PRICE

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Unconditional offers of £185,000 are invited for the benefit of our clients freehold interest with vacant possession.

## THE BUSINESS

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The Property is currently closed to trade, having been a former Michelin star restaurant and bar.

## RATING

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The Property is listed in the 2023 Rating List with a Rateable Value of £11,250.

## PLANNING

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The Property is not listed and is located within a Conservation Area.

## LICENCE

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The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

## SERVICES

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We are verbally advised that all mains services are connected to the Property.

## FIXTURES & FITTINGS

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No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.

## EPC

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The Property has an EPC Rating of C-52.

## MONEY LAUNDERING

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Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

## VIEWINGS

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All viewings must be arranged strictly by appointment with the joint selling agents Savills and Sidney Phillips.

## CONTACT

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## VAT

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We are advised that VAT is not applicable.

## TERMS

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The sale is to be in standard terms for a sale by Receivers with no guarantees or indemnities or warranties as to the Title or otherwise.

## LEGAL COSTS

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Each party to be responsible for their own legal and professional costs incurred in this transaction.

