

Ty Bliss, Llandysul

Eco-Hub and Apartments FREEHOLD

All offers over £195,000 invited



THREE STOREY RETAIL/RESIDENTIAL BUILDING OVERLOOKING LLANDYSUL PARK AND THE RIVER

- Village centre location with entrances in New Road and the High Street.
- Being sold fully refurbished (due to be completed August 2023)
- Workshop, retail unit, therapy room, disabled access toilet and shower.
- Ground floor kitchen and ancillary space
- Duplex apartment currently arranged as a studio apartment and a self-contained top floor flat.
- Separate electricity metres
- Available as vacant on completion
- River and park views.
- 8 to 15% rental yield

REFURBISHMENT DUE TO BE COMPLETED BY AUGUST 2023



Available as a freehold mixed use building, or can be split up and sold as individual leasehold units and share of the freehold with communal kitchen, ancillary and disabled toilet/shower. Residential units mortgageable with High Street lending.

If selling as separate lots:

Each unit having 999 year lease with share of freehold and community laundry, kitchen and disabled toilet/shower room.

- Ground Floor retail, office and ancillary space £70,000
- Top Floor self-contained apartment £95,000
- First floor studio apartment £75,000
- Duplex Apartment over two floors (currently arranged as two separate accommodations) £150,000

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