



Llanon Shop And Post Office London House, Llanon SY23 5HG

Offers in the region of £290,000

Sole existing Shop in Bustling Village
Convenience store in centre of seaside village
Self-Contained Residential Accommodation
Main A487 Coast road frontage
Good Investment Opportunity

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct 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.

KE/DT/65692/130120

DESCRIPTION

Well established successful and thriving village convenience store and post office with self contained residential accommodation. The business offers an excellent opportunity for an incoming purchaser to acquire a profitable convenience store. Arranged in an attractive 3 story semi detached property with ground floor trading area and 2 bedroom residential flat conveniently located above the store. Deliveries can be taken through either the front or side of the store. The store is well equipped and unopposed providing a good profit margin. Don't miss out on this exciting investment and lifestyle opportunity.

Llanon Shop - EPAR - E106
Flat - EER - 46

LOCATION

The property occupies a prime position along the main A487 road within coastal village of Llanon. The village provides for a number of facilities including butcher, primary school, public house, fast food outlet and garage together with bus services, making this an unopposed business opportunity with potential. The seafront links onto the coastal path where the stunning views of the Cardigan Bay coastline can be fully appreciated. The picturesque Georgian harbour town of Aberaeron lies approximately 4 miles to the south whilst the larger university town of Aberystwyth is situated approximately 11 miles to the north.

THE OPPORTUNITY

The store provides an excellent opportunity to acquire a well established business in a fantastic main road location. The business benefits from National Lottery and Post Office providing additional profitable incomes.

INTERNAL DETAILS

Village store comprises a main ground floor trading area of approximately 1100 sq ft with disabled ramp access to front. To the rear of the store is a kitchen, cold room & storage room with delivery access door. There is a staff toilet, small office and money delivery facilities. The store is equipped with hot food stands, several gondolas displaying a wide range of household goods, convenience items, tobacco, alcohol and greetings cards, there are several fridge and freezers in store displaying dairy products, handmade sandwiches, chilled and frozen foods.

FLAT

Separate side access, where stairs lead to first floor accommodation. Residential accommodation for additional rental income or owners accommodation.

KITCHEN

12'6 x 9'7 (3.81m x 2.92m)
Double glazed window to rear, laminate flooring, fitted kitchen with range of base and wall units with worktops over, stainless steel sink unit with mixer tap and drainer, localised tiled walls, electric heater.

LIVING ROOM

13'1 x 10'8 (3.99m x 3.25m)
Double glazed windows to front, exposed stone walls, electric fireplace, electric heater.

BEDROOM

10'4 x 6'10 (3.15m x 2.08m)
Double glazed window to front, built in wardrobes, electric heater.

SHOWER ROOM

8'3 x 5'9 (2.51m x 1.75m)
Double glazed window to rear, laminate flooring, low level WC, wash hand basin, electric shower, space and plumbing for washing machine and tumble dryer.

BEDROOM

20'6 x 15'1 (overall) (6.25m x 4.60m (overall))
Access via stairs from hallway, exposed beams, skylights, exposed stone walls, electric heater.

SERVICES

We are advised mains water, electricity & drainage are connected.

RATES/COUNCIL TAX

According to the gov.uk website the rateable value of London House is £3,950. However, there are schemes for which a trader can apply which should give relief for most, if not all of the rates payable.

The gov.uk website also shows that the flat is council tax band B.

VIEWING

By appointment with the selling Agents on 01545 570990 or e-mail aberaeron@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisEron or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

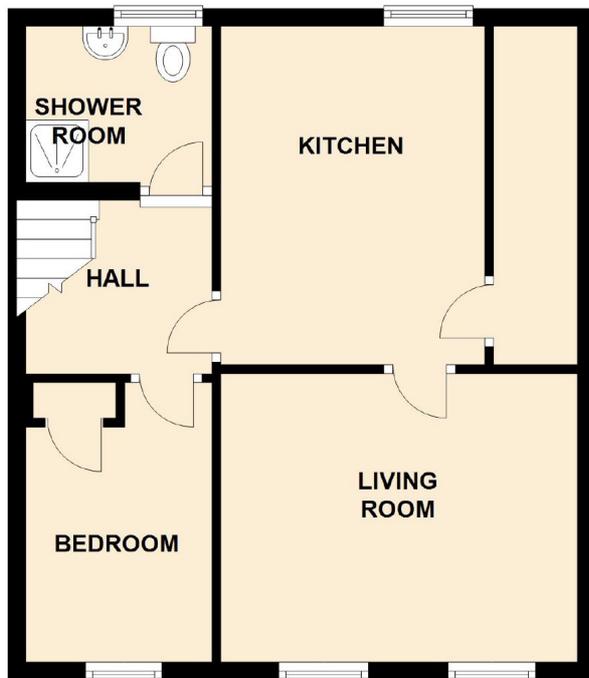
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Aberaeron Office, proceed north on the main A487 coastal road for approximately 4 miles. As you come in to Llanon, you will see the butchers on the right-hand side and the property can be found on the left hand side.

FIRST FLOOR



SECOND FLOOR



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Llanon Shop And Post Office London House, Llanon



Energy Performance Certificate HM Government

Non-Domestic Building

LONDON HOUSE
Post Office
LLANON
SY23 9HG

Certificate Reference Number:
005-004-44-00-7000-7103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-domestic buildings available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

106 This is less energy efficient than the building is.

Less energy efficient

Technical Information		Benchmarks	
Main heating fuel:	Grid Supplied Electricity	Buildings newer to this one should have ratings as follows:	1-2 If newly built
Building environment:	Heating and Natural Ventilation		3-5 If typical of the existing stock
Total useful floor area (m ²):	151		
Assessment level:	3		
Building emission rate (kgCO ₂ e/m ² per year):	134.09		
Primary energy use (kWh/m ² per year):	1088.14		

John Francis