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Belotti's, Ty Mawr – SA43 1HJ

£620,000 Freehold

This attractive and prominent mixed use property presents an exceptional investment or owner-occupier opportunity in a highly visible location, comprising a well-established ground floor retail unit (currently operated as a popular café and deli) together with four well-proportioned one-bedroom residential flats and a dedicated manager's accommodation. The retail area boasts a generous open-plan layout, with ample space for both display and seating, complemented by a contemporary service counter, food preparation area, and customer WCs (all finished to a high standard). Large frontage windows provide excellent natural light and visibility, enhancing the welcoming atmosphere and drawing passing trade.

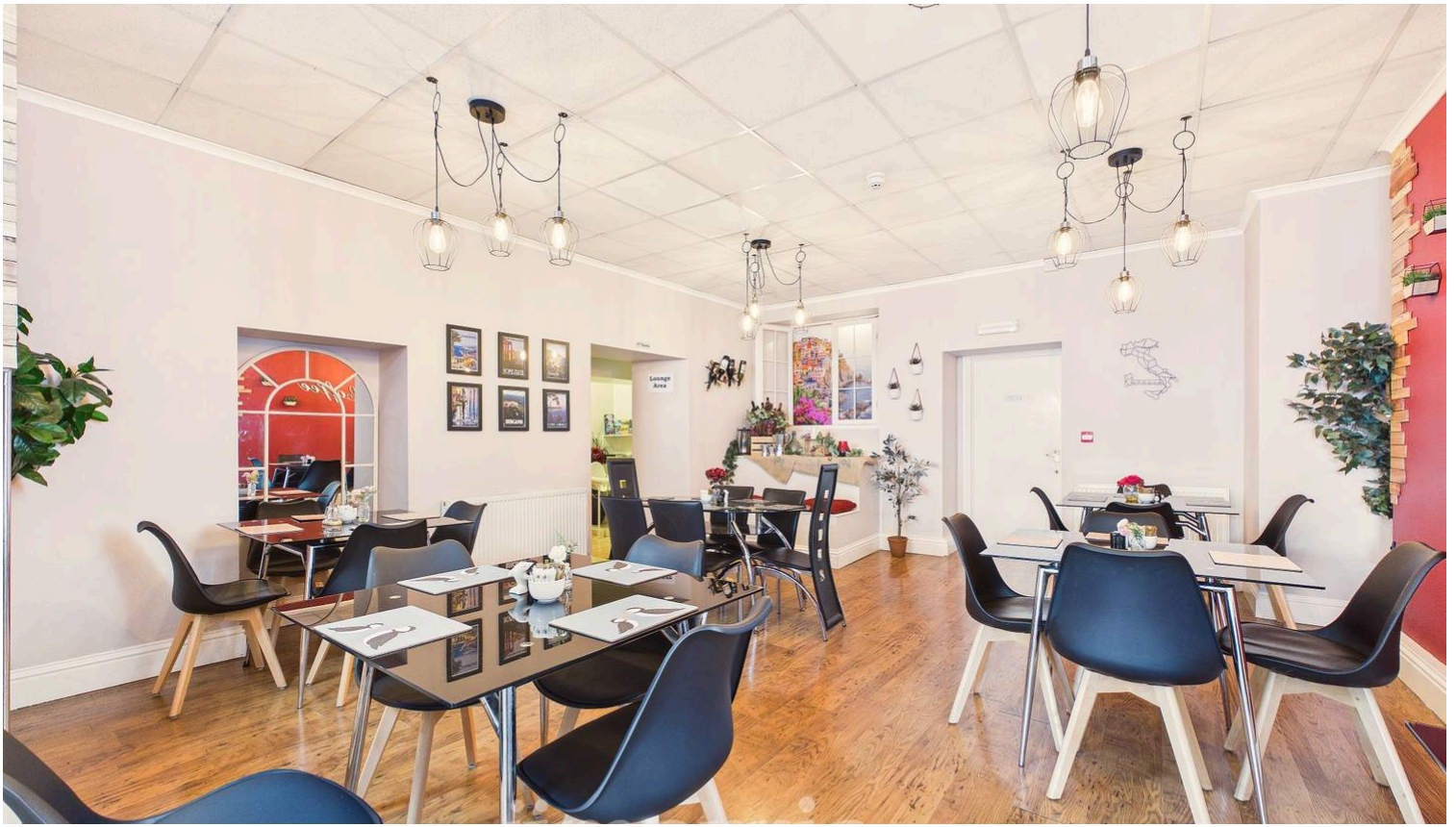
Council Tax band: TBD

Tenure: Freehold



Description continued

Each of the four residential flats offers a thoughtfully designed layout, featuring a comfortable living room, modern fitted kitchen, spacious double bedroom, and a stylish bathroom, making them highly appealing to both tenants and owner-occupiers seeking convenience and comfort. The interiors are neutrally decorated throughout, with quality fixtures and fittings and efficient heating systems ensuring a pleasant living environment. The manager's accommodation is well-appointed and versatile, providing a private retreat that could be utilised as an additional rental unit, owner's residence, or staff quarters, depending on requirements. The property benefits from a secure communal entrance, well-maintained internal hallways, and separate utility metres for each residential unit, offering flexibility and ease of management. With its strong mix of commercial and residential elements, this property is ideally positioned to generate multiple income streams or to suit a variety of business models. The location is advantageous, being situated in a bustling area with excellent footfall, close to local amenities, public transport links, and major road networks, ensuring convenience for residents and strong passing trade for the retail element. This is a rare opportunity to acquire a substantial freehold building with established income, versatile accommodation, and significant potential for further enhancement or reconfiguration (subject to necessary consents).



The property would suit investors seeking a stable, mixed-use asset, business owners wishing to combine living and working arrangements, or those looking to capitalise on the strong rental demand in the area. Viewing is highly recommended to fully appreciate the quality, flexibility, and potential of this outstanding mixed use premises.

Cafe/Retail Area

Large front windows with glazed double doors, wood effect laminate flooring, windows to the side, hand wash basin, coved ceiling.

Secondary Retail Area

Wooden parquet flooring, glazed door to High Street, coved ceiling, door to:-

Customer Toilets

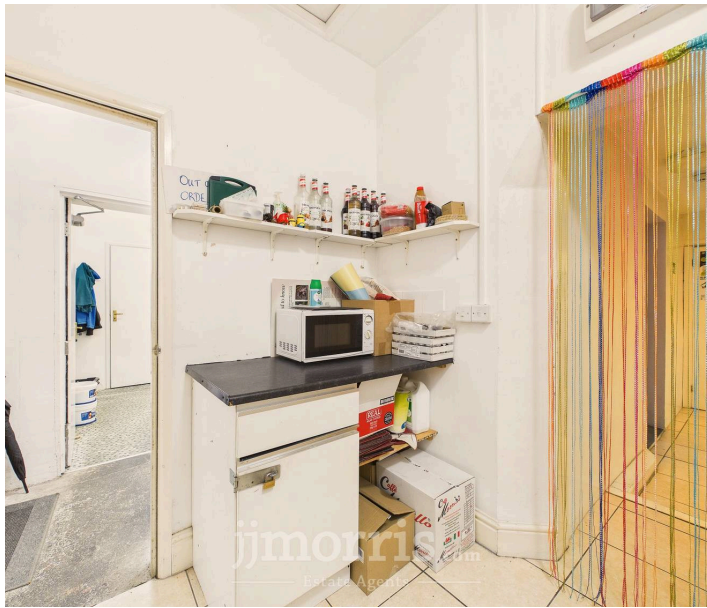
One disabled toilet and one single toilet with tiled flooring, WC, hand wash basins, tiled splashback, coved ceiling.

Wash Room

Tiled flooring, fitted storage units, stainless steel sink unit with tiled splashback, hand wash basin.

Store Room

vinyl floor, storage units, door to retail/cafe area, door to rear access, door to staff toilet with vinyl flooring, WC and hand wash basin.



Hallway

Accessed via steps down to wash and store room, tiled flooring, secondary stairs to main floor area, access to kitchen and wash area.

Wash Area

Tiled flooring, storage units, hand wash basin, door to store room.

Kitchen

Nonslip vinyl flooring, tiled splashback, hand wash basin. Subject to negotiation there is also a range of kitchen equipment including ovens, fryers, convection units, storage shelving, utensils (please contact agent for more information).

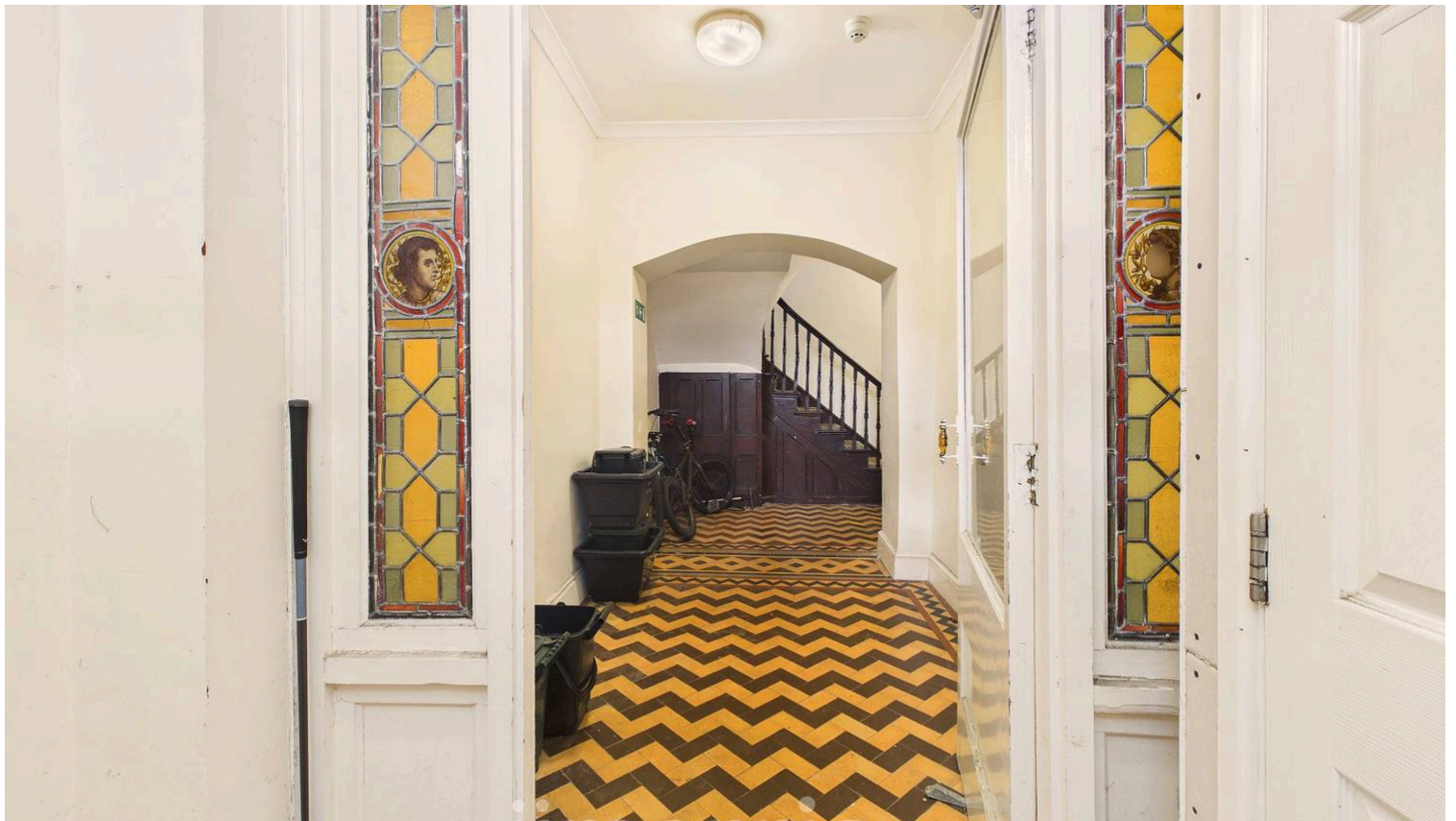
THE FLATS

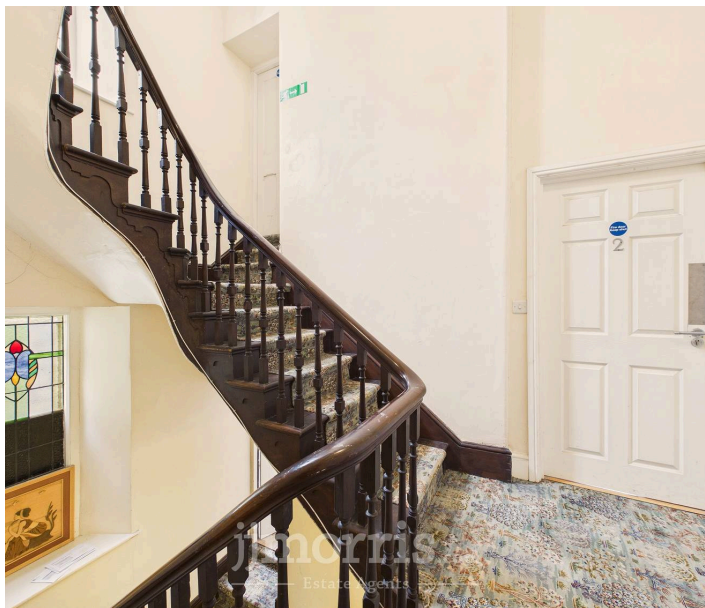
Entrance

Entrance door, tiled floor, glazed internal door, understairs storage, radiator, stairs providing access to upper flats.

Communal Washing Room & WC

Tiled flooring, space for washer/dryer and WC facilities, window.





Flat One

Entrance hallway with wood effect laminate flooring leading to a bright kitchen/living area featuring a large bay window, fitted wall and base units, stainless steel sink with mixer tap, radiator and coved ceiling. Bathroom includes tiled flooring, shower, WC, hand wash basin and radiator. Bedroom with wood effect laminate flooring, window and radiator.

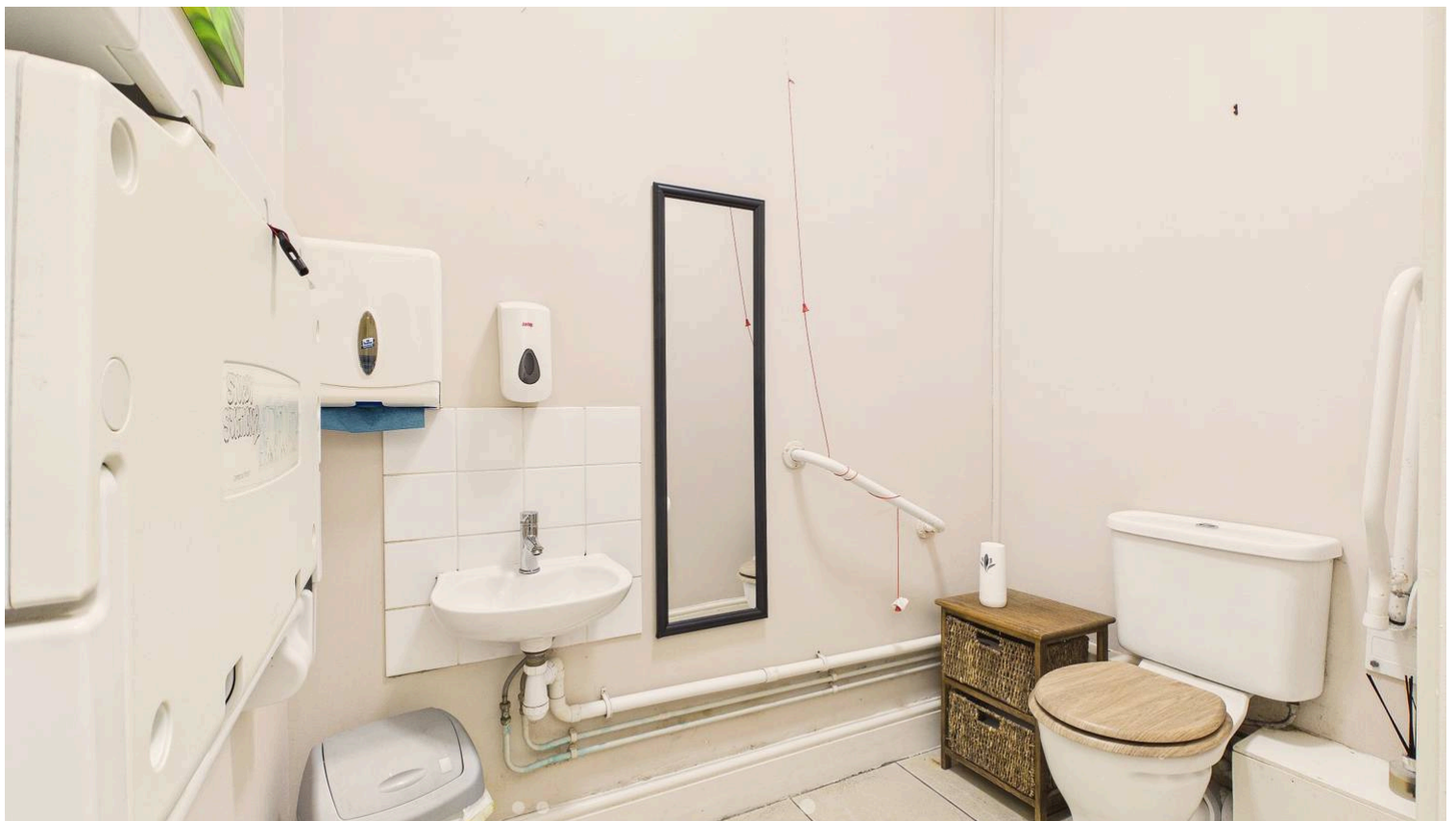
Flat Two

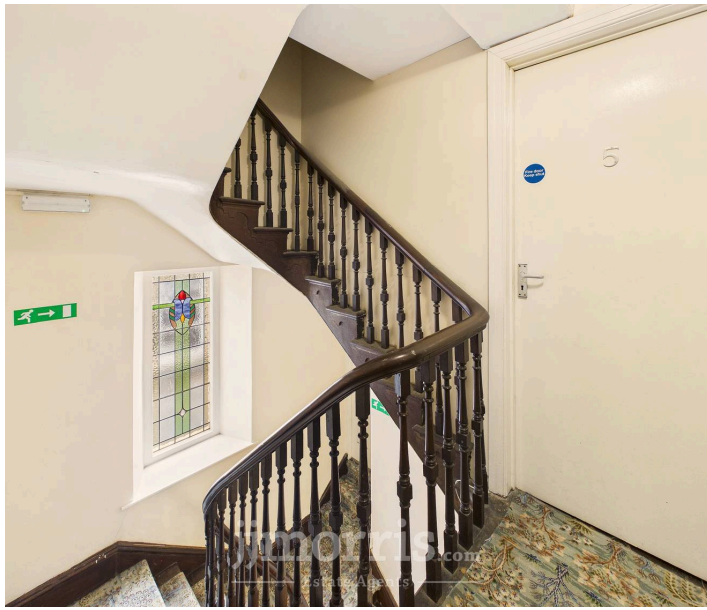
Entrance hallway providing access to kitchen/living area and bedroom. The kitchen/living space offers large windows, wood effect laminate flooring, fitted units, stainless steel sink, tiled splashback and useful storage cupboard. Well-proportioned bedroom includes built-in storage, radiator and coved ceiling, with access to an en-suite featuring tiled flooring, shower, WC and wash basin.



Flat Three

Entrance with wood effect laminate flooring leading to kitchen/living area and bedroom. The kitchen/living space includes fitted units, stainless steel sink, tiled splashback, windows and radiator. Bathroom fitted with tiled flooring, shower, WC, hand wash basin and radiator. Steps from the entrance lead down to a bedroom with wood effect laminate flooring, window and radiator.





Flat Four

Entrance hallway with wood effect laminate flooring and fitted storage shelving. Kitchen/living area includes wood effect laminate flooring, fitted wall and base units, stainless steel sink, tiled splashback and a large window. Bathroom comprises tiled flooring, shower, WC, hand wash basin and radiator. Bedroom features wood effect laminate flooring, built-in storage, radiator and window.

Staff Accommodation

Private entrance with storage area and carpeted stairs leading to a bathroom fitted with tiled flooring, shower, WC, hand wash basin and window. Landing provides access to a kitchen/living area with wood effect laminate flooring, fitted wall and base units, stainless steel sink, tiled splashback and window. Bedroom with wood effect laminate flooring and window.



Utilities and Services

Heating Source: Gas central heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Shop Rateable Value: £12,500 Flats Council Tax: Band A What3Words: ///discloses.rescue.built



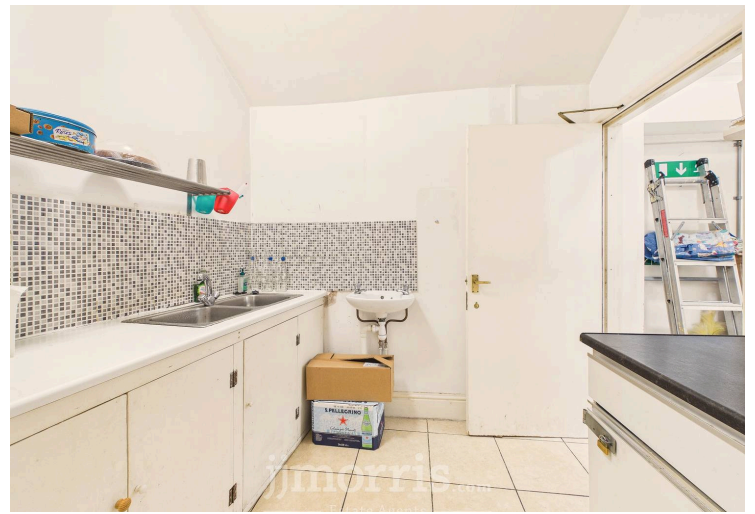
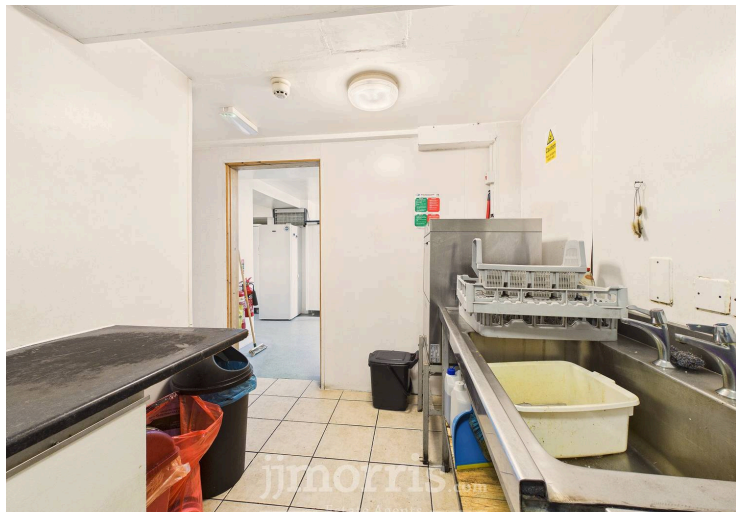


Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast and broadband available, with speeds up to Standard 1mbps upload and 18mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor, variable indoor Three - Good outdoor O2 - Good outdoor, variable indoor Vodafone. - Good outdoor Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

