

Former Moose Hall meeting place. Convenient town centre location. Cardigan. West Wales.



Moose Hall, Queens Terrace, Cardigan, Ceredigion. SA43 1LJ.

£110,000

C/2328/RD

**** Former Moose Hall meeting place ** Convenient town centre location ** Nearby parking facilities ** Ground floor bar with first floor function room ** Ideal change of use opportunity to residential use or apartments (stc) ** Large commercial kitchen facility ** Ideal investment opportunity ** Unique property within the town landscape that must be viewed to be appreciated ****

The property is situated centrally within Cardigan town centre. The town is an important strategic town within the county of Ceredigion offering primary and secondary school, 6th form college, theatre and cinema, community health centre, traditional High Street offerings, retail parks, supermarkets and industrial estate opportunities. The property enjoys excellent public transport connectivity to Pembrokeshire, Carmarthen and the M4. The Pembrokeshire Coast National Park is within 10 minutes drive of the property.



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ACCOMMODATION

Entrance Porch

4' 1" x 7' 2" (1.24m x 2.18m) with side storage cupboard, stairs to first floor, glass door into:

Bar Area

24' 3" x 23' 7" (7.39m x 7.19m) a good sized bar area with feature central bar with 2 beer pumps, optic shelving, stainless steel sink and drainer with mixer tap, range of fitted shelving units, glass washer and till, wall mounted seating areas, understairs cupboard, heater, fire escape to front.



WC

His and hers WC. Hers with 2 x cubicle, single heater, single wash hand basin. His with 2 x urinals, WC, single wash hand basin, heater.



Kitchen

12' 2" x 16' 6" (3.71m x 5.03m) range of fitted base and wall units, Formica worktop, sink and drainer with mixer tap, plumbing for washing machine/dishwasher, space for electric cooking range, rear window, multiple sockets, fully tiled walls, vinyl flooring.



Side Storage Cupboard/Cellar

With multiple shelving.

FIRST FLOOR

Landing

via original staircase with side Stannah stairlift.

Function Room

23' 3" x 24' 5" (7.09m x 7.44m) a large useful function room with capacity for 40+ covers, alcove display areas, windows to front and rear, multiple sockets, side kitchenette and separate side storage cupboard.



EXTERNAL

To Front

The property is approached via the adjoining footpath with on-street parking and also adjoining the town centre council car park.



To Rear

The property is bound by block wall with limited access to the rear of the property.





MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

The property benefits from mains water, electricity and drainage. Mains gas. Electric central heating.

Tenure - Freehold.

Rateable value - £2,125.

MATERIAL INFORMATION

Council Tax:

Council Tax: Rate 2125

Parking Types: None.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (66)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

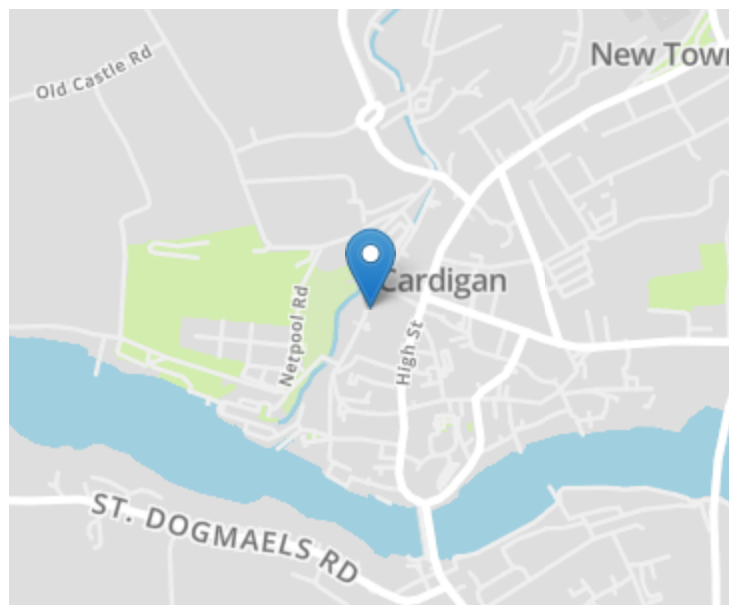
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No


The existence of any public or private right of way? No



Directions

From the High Street, take the left at the crossroads opposite the Original Factory Shop onto College Row and proceed to the bottom of the hill bearing left and Moose Hall is the second property on the left hand side as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

For further information or to arrange a viewing on this property please contact :

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