

*Highly successful rural filling station. Near Lampeter/Tregaron. West Wales.*



Hendrewen Filling Station, Stags Head, Llangeitho, Tregaron, Ceredigion. SY25 6QU.

**£225,000**

**C/2336/RD**

**\*\* Highly successful rural filling station \*\* For sale due to retirement \*\* Set within large commodious plots with potential for future development (stc) \*\* Popular village shop \*\* Approx 7,500 litres of weekly sales \*\* Building plot for the erection of a 2 bed bungalow with footings in place \*\* Calor Gas sales contract \*\* Highly successful rural business with great community support \*\* Located opposite busy caravan park\*\* These do not come often \*\***

The property is situated within the rural village of Stags Head with a popular petrol station and village shop. The nearby market town of Tregaron offers a good level of local amenities and services including primary and secondary schools, local shops, cafes, bars and restaurants, leisure facilities and provides access to the nearby Cambrian mountains. The university town of Lampeter is within 15 minutes drive of the property offering industrial estates, supermarkets and traditional high street offerings. The strategic university town of Aberystwyth and the Cardigan Bay coastline is within 30 minutes drive of the property with its Network Rail connections, famous promenade, excellent leisure facilities and employment opportunities. Carmarthen and the M4 are within 45 - 60 minutes drive of the property.



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## GENERAL

The property comprises of successful petrol/ filling station located on a strategic crossroads within the rural community of Stags Head near to the larger market town centres of Tregaron and Lampeter.

The current operators have been in business for in excess of 20 years and have developed the premises into a successful local business.

The property comprises of a large canopy forecourt as well as successful village shop facility.

The plot sits within some 1 acre of thereabouts along the junction with planning permission in place for the erection of a 2 bedroom bungalow and also a side plot with potential for future development or expansion of the business.

Those with a bonafide interest must first view the property before any official accounts are available for inspection.

## ACCOMMODATION

The accommodation provides as follows:

### SHOP

#### Shop

44' 0" x 18' 1" (13.41m x 5.51m) glass door and window to front with front trade counter with a range of fitted shelving, 3 double glass fitted fridge, 1 double fitted freezer, tiled flooring, a range of fitted shelving, CCTV, BT and Wifi connections.



#### Store Room

7' 6" x 9' 0" (2.29m x 2.74m) with window to front.

#### Side Store Room

13' 7" x 9' 0" (4.14m x 2.74m) with a range of fitted shelving, rear window, concrete, base, electric connections.

#### Kitchen

14' 0" x 5' 4" (4.27m x 1.63m) with a range of base and wall units, stainless steel sink and drainer with mixer tap, Formica worktop, external door to yard area, side window, connection door into:

#### Garage/Workshop

18' 0" x 40' 0" (5.49m x 12.19m) block built fully insulated building with rear windows, sliding timber doors, multiple sockets.

#### Front Canopy/Forecourt

With 3 fuel pumps currently providing unleaded, diesel and red diesel/kerosene with overground 4,200 litres tanks available. 1 underground diesel tank.





### **Side Yard Area**

Currently used as a display area for sales vehicles and suitable for expanding the forecourt or for the erection of additional building (stc).

### **Rear Yard Area**

Accessed from the front forecourt to an enclosed and secure compound area with concrete base in place 40' x 20' for a 2 bed bungalow installed 3 years ago which we understand from the vendors keeps the planning permission live. Those interested must satisfy themselves that this planning permission is live.



## **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.

# H.M. LAND REGISTRY

TITLE NUMBER

## WA735588

ORDNANCE SURVEY  
PLAN REFERENCE

SN6358 SN6359 SN6458 SN6459

Scale  
1/ 2500

~~COUNTY DYFED~~

~~DISTRICT CEREDIGION~~

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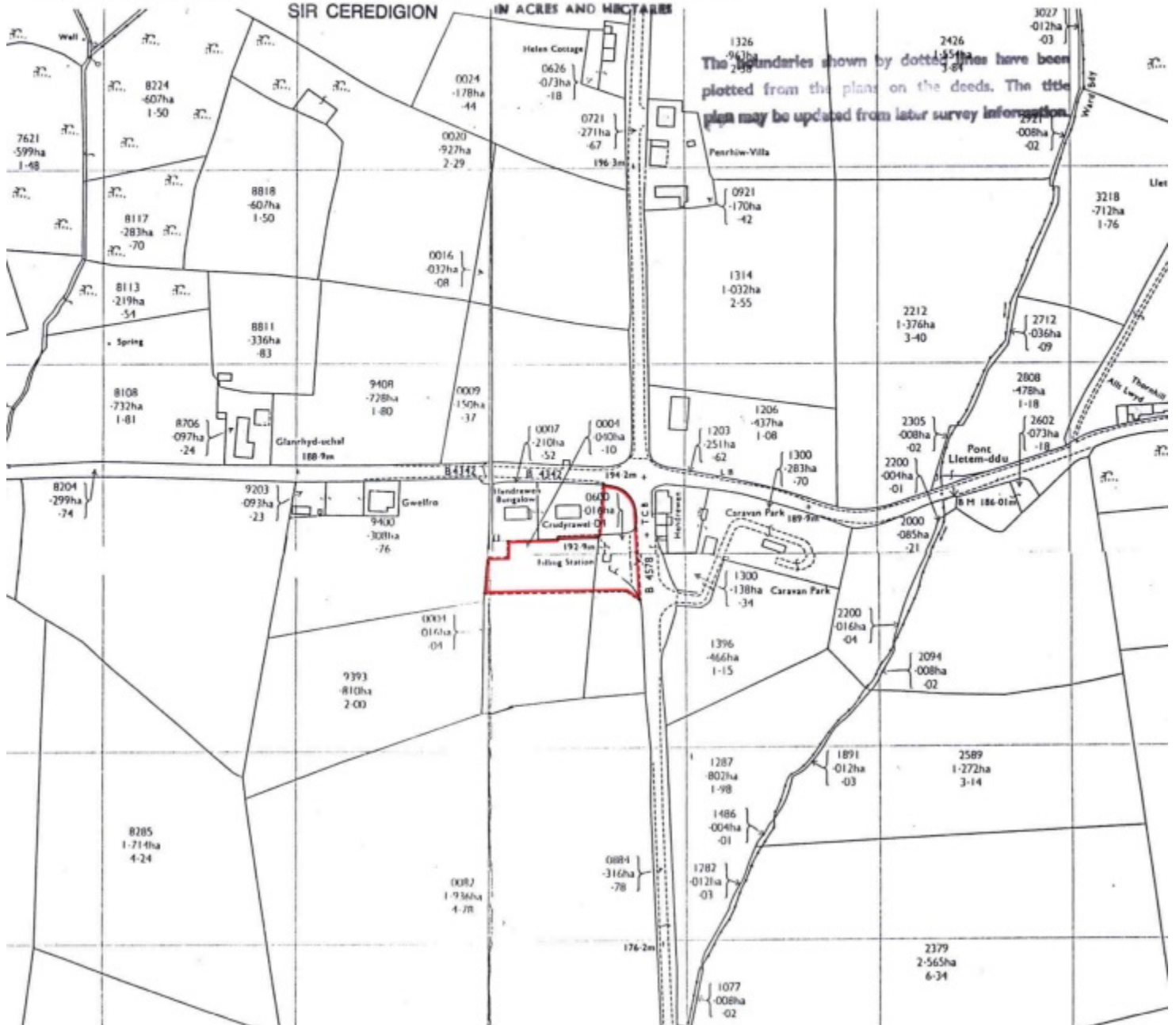
ADMINISTRATIVE AREA

CEREDIGION

NOTE: AREAS ON THIS PLAN ARE EXPRESSED

SIR CEREDIGION

IN ACRES AND HECTARES



## MATERIAL INFORMATION

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**Council Tax:**

**Council Tax:** Rate 3600

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**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

Travelling north from Lampeter on the A485 Tregaon road proceed through the villages of Llangybi and the hamlet of Cox Head and after a further 2 miles you will note the B4578 road signposted Llangeitho and Stags Head. Turn off this road and continue for approximately 2 miles into the village of Stags Head and the property is located on the right hand side.

### Energy Performance Asset Rating

More energy efficient



**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

**122** This is how energy efficient the building is

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

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