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TO LET. Town Centre Hotel/Guest House opportunity. Cardigan. West Wales.



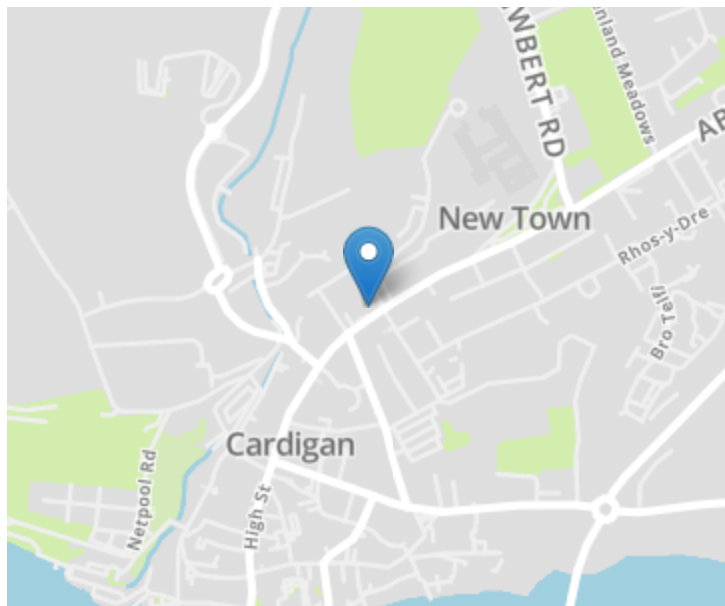
Llety Teifi, Pendre, Cardigan, Ceredigion. SA43 1JU.

C/2206/RD

£25,000

****TO LET ** 10 Bed fully refurbished Guest House ** Cardigan town centre ** Business sale due to unforeseen circumstances ** Grade II period listed property ** Attractive setting ** Private parking ** Attractive rear Garden ** High quality En-suite accommodation ** Managers accommodation ** Excellent business opportunity ** 3 year lease remaining with potential for extension/new lease (subject to negotiation) ** Outstanding and unique opportunity within this favoured coastal town ****

The property is situated within Cardigan town centre along the Pendre area and along the main thoroughfare into the town. Cardigan is an important strategic coastal town along the borders of the River Teifi and the boundaries with Pembrokeshire and the National Park. The town centre is bustling and filled with local and tourist trade with the property being in walking distance to local amenities including local and national retailers, cafes, bars, restaurants, cinema, 6th form college and secondary school, primary school, swimming pool, traditional high street offerings, notable local landscape features such as town castle and riverside walks, community hospital and supermarkets. The sandy coves of Gwbert, Mwnt, Penbryn and Tresaith are all within 10-20 minutes drive of the property as well as notable tourist hot spots which assist with the federation of bookings and income at these premises.



General

A unique opportunity to acquire a Guest House/Hotel business within this town.

The property is in immaculate order having been refurbished in recent years to offer high quality accommodation throughout.

The property also offers a one bedroom managers accommodation to the rear which overlooks the attractive Garden area.

The property is currently subject to a 5 year lease with 3 years remaining (subject to a break clause in 2023).

The lease commands an annual rent of £25,000 per annum paid for by the tenant.

The asking price of this property is £25,000 representing the sale of the business only plus the fixtures and fittings are owned by the landlord, and are likely to be subject to a separate bond.

All in all an excellent opportunity for those seeking to enter into or continue within the hospitality sector with this thriving town allowing excellent potential for a successful business.

Trading figures are available to those with bonifide interest and who have inspected the property in the first instance.

Entrance Hall

24' 6" x 7' 1" (7.47m x 2.16m) via a hardwood door with

fanlight over, glass door into Hallway with original pitch pine staircase, radiator, multiple sockets, under-stairs cupboard.



Reception/Office

11' 8" x 17' 5" (3.56m x 5.31m) window to front, slate flooring, alcove cupboard, radiator, multiple sockets, BT point. Door into:





Cloakroom

single wash hand basin, WC.

Dining Room

13' 6" x 32' 7" (4.11m x 9.93m) window to front, oak flooring, 2 x radiator, ample space for numerous dining tables and glass door into:

Conservatory

23' 8" x 10' 4" (7.21m x 3.15m) with connecting glass door into Hallway, attractive windows to all sides with glass panel door to Garden, partly exposed stone walls.



Ground Floor Bedroom 1

9' 1" x 15' 5" (2.77m x 4.70m) Double Bedroom, window to Garden, oak flooring, multiple sockets, BT point.

En-Suite

Wet room facility with walk in shower, WC, single wash hand basin, heater.

First Floor

Landing

With window to 1/2 Landing.

Bedroom 2

12' 1" x 11' 6" (3.68m x 3.51m) Double Bedroom, window to rear, radiator, TV point, multiple sockets.

En-Suite

WC, single wash hand basin, heated towel rail, walk-in shower.

Bedroom 3

11' 9" x 16' 4" (3.58m x 4.98m) Double Bedroom, sash windows to front, radiator, multiple sockets, original cast iron fireplace and surround.





En-Suite

with Jacuzzi 'P' shaped bath, side glass panel, fully tiled walls, WC, single wash hand basin, heated towel rail.



Bedroom 4

10' 8" x 11' 7" (3.25m x 3.53m) Double Bedroom, sash windows to front, multiple sockets, radiator, TV point.

En-Suite

with Jacuzzi bath and shower over, WC, single wash hand basin, heated towel rail, tiled flooring and walls.

Bedroom 5



10' 7" x 10' 9" (3.23m x 3.28m) Double Bedroom, window to front, radiator, TV point, multiple sockets.

En-Suite

Tiled corner shower, WC, single wash hand basin, tiled flooring and walls.

Bedroom 6

9' 4" x 8' 4" (2.84m x 2.54m) Single room, window to rear, multiple sockets, radiator.

En-Suite

Corner shower, WC, single wash hand basin, tiled flooring and walls.

Second Floor

Radiator. Access to Loft.

Bedroom 7

12' 4" x 11' 8" (3.76m x 3.56m) Double Bedroom, rear window, radiator, multiple sockets, TV point, exposed beams to ceiling.

En-Suite

Tiled corner shower, WC, single wash hand basin, heated towel rail, tiled walls and flooring.

Bedroom 8

15' 8" x 15' 1" (4.78m x 4.60m) Double Bedroom, window to front, radiator, multiple sockets, exposed beams.

En-Suite

'P' shaped bath, WC, single wash hand basin, tiled walls and flooring, spot lights to ceiling.

Bedroom 9



12' 3" x 13' 2" (3.73m x 4.01m) Double Bedroom, window to front, radiator, multiple sockets, TV point, exposed beams to ceiling.

En-Suite

Tiled corner shower unit, WC, single wash hand basin, heated towel rail, tiled flooring and walls.



Bedroom 10

Double Bedroom, window to rear, multiple sockets, TV point, radiator.

En-Suite

Tiled corner shower, WC, single wash hand basin, heated towel rail, tiled walls and flooring.

Managers Accommodation

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accessed from the rear Conservatory area.

Inner Hallway

with stairs to first floor landing and access into:

Open Plan Kitchen/Dining/Office Space

with side external door, oil Aga, range of oak effect base and wall kitchen units, tiled flooring, side window, single wash hand basin.

First Floor

Double Bedroom

11' 4" x 11' 8" (3.45m x 3.56m) with window to rear, fitted cupboards, electric heating.

En-Suite

Walk in shower with glass panel, tiled flooring, WC, single wash hand basin.

External

Front



The property is approached from Pendre into a large tarmacadam forecourt accessed via attractive stone walls and pillars to front into a large parking area being safe and secure.

Side Lean-To Garage and Boiler Room

Rear

Enclosed rear Garden predominantly laid to lawn with mature trees and planting to borders and rear patio area.



Please note that the property has all up to date Fire extinguishers and certificates, all electrical certificates and certification is up to date.

Services

We are advised that the property benefits from mains water, electricity and drainage. Gas central heating.

Directions

Travelling from Cardigan town centre from High Street into Pendre proceed along the one way system through the street passing the turning to Mwldan on the left hand side and continue bearing left onto Aberystwyth Road (not around the one way system) and opposite Bike, Bike, Bike the entrance to Llety Teifi is immediately on your left hand side.