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RICS



Since 1989

An excellent commercial former Banking premises to let in prime High Street location in Lampeter town centre, West Wales. Available on new Lease.



9 High Street, Lampeter, Ceredigion. SA48 7BQ.

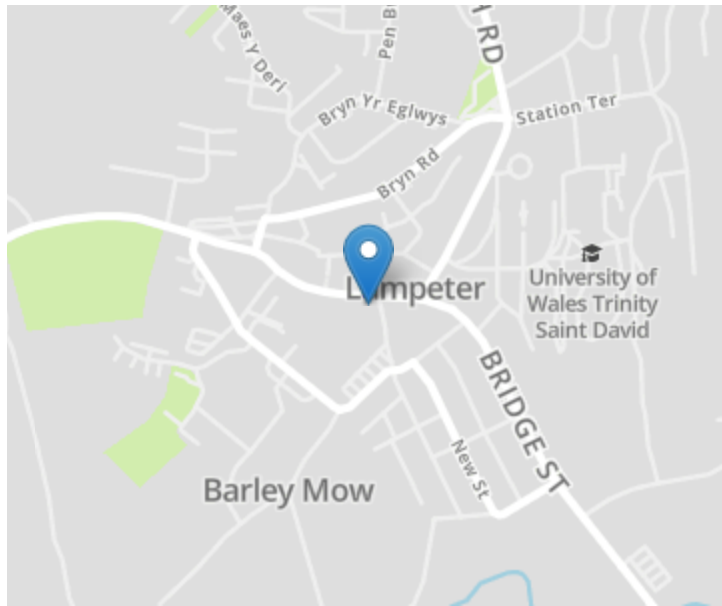
C/2265/AM - TO LET - RENTAL PER ANNUM

£23,500

*** Premises available to let at £23,500 to include flat income *** The ground floor comprises a banking hall with meeting rooms and staff facilities to the rear *** Accessed from the rear of the property *** Good sized lower ground floor basement accessed internally with ancillary storage *** Gas fired central heating throughout ***

*** First and second floors comprise of 3 bedroomed quality maisonette which is separate *** This provides lounge, dining room, kitchen, bathroom *** Available via separate access from the main High Street *** The income from this will be paid to the Head Tenant securing the lease on this premises ***

Further details from the sole letting Agents, Morgan and Davies, 12 Harford Square, Lampeter 01570 423 623 or E J Hales (Cardiff) on owen@ejhales.co.uk



Entrance Hall



Location

Lampeter is located within the heart of West Wales in the Teifi Valley, 22 miles north of the town of Carmarthen and 12 miles inland from the Georgian Coastal town of Aberaeron on the Cardigan Bay coastline.



Ground Floor



General

Extensive former banking hall, providing 1200 sq ft together with staff facilities of 233 sq ft and ancillary basement storage of 6-4 sq ft. Available by way of new full, repairing and insuring lease for a term to be negotiated. Rental £23,500 per annum exclusive, to include the income of the residential flat above. Further details from the Joint sole selling Agents Morgan and Davies, 12 Harford Square, Lampeter, Ceredigion.



Ground Floor Offices



Cellar rooms



Kitchenette



Agents Comments

A well located, 3 storied building, of traditional design and construction with attractive Georgian style facade, in a central town centre position within the High Street.

The ground floor comprises a banking hall with meeting rooms and staff facilities to the rear, accessed from the rear of the property. There is good sized lower ground floor

basement accessed internally with ancillary storage. First and second floors comprise of 3 bedroomed quality maisonette, which is separately. The income from which will be paid to the Head Tenant securing the lease on this premises. The flat provides lounge, dining room, kitchen, bathroom. Available via separate access from the main High Street.

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Tenure and Possession

A new full, repairing and insuring lease will be available - terms to be discussed with Agents.

Outgoings

Rateable value of the ground floor £ 12,250 p.a.
Rates Payable 2023/2024 - £6,553.75

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas, gas fired central heating, telephone subject to B.T. transfer regulations, Broadband available.

Directions

The property is centrally positioned within the heart of the University town of Lampeter on the main High Street as identified by the Agents 'To Let' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'