

Former Retail/Commercial Yard and Buildings within Teifi Valley town of Lampeter on Carmarthenshire/Ceredigion border.



Former Jewsons Yard, Station Terrace, Lampeter, Ceredigion. SA48 7HH.

£120,000

C/2353/AM

A most useful tarmacadamed yard and gravelled storage area extending circa 0.29 acres with 2 useful general purpose buildings comprising workshop of 1680 and 600 sq. ft. respectively just off the town centre and close to the University Campus of Trinity St. David. A rare opportunity of acquiring a secure well situated former retail facility or building and storage yard with adequate parking and turning vehicles for light and heavy goods vehicles. Part Land Registry Title Number: CYM620839. Mains services available.

Freehold for sale by Private Treaty.

Sole Selling Agents: Morgan and Davies, 12 Harford Square, Lampeter, SA48 7DT

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Description



Two useful general purpose steel framed buildings formerly a Builder's Yard and thereafter in more recent years a Retail Sales Yard and Building Supplies Retail facility.

Detached Garage



30' 0" x 20' 0" (9.14m x 6.10m) with roller shutter door.

Main Storage Building



56' 0" x 30' 0" (17.07m x 9.14m) with good height to eaves. With one roller shutter at rear and one large set of front entry doors, temporary internal offices.

Service Yard

Good useful hard based service yard with gated entry for security purposes from Council highway.

NOTE

A pedestrian right of way and fire escape access which will also be utilised for general maintenance access to Avondale House will be retained to the rear thereof and sides.

TENURE

The property is of freehold tenure and is being sold with full vacant possession.

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'.

To keep up to date please visit our Facebook and Instagram Pages

MONEY LAUNDERING REGULATIONS

Services

Mains water, mains electricity, mains drainage, mains gas close by. Telephone subject to Telecom Regulations and Broadband availability.

Rateable value £4,400 part thereof.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

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

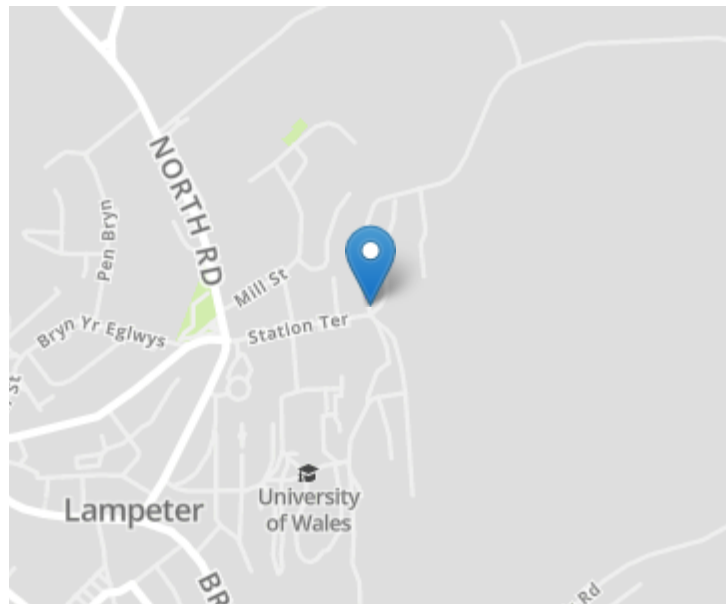
Any risk of coastal erosion? No

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

Proceed along Station Terrace passing the Post Office Sorting Office on the left-hand side and at the end of the Road the site is located behind Avondale House, on the left-hand side.

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

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