

A spacious town centre premises adjoining the Castle. Cardigan - West Wales.



FRED REES & SON

ESTATE AGENTS

VALUERS AUCTIONEERS

**MORGAN & DAVIES**

[morgananddavies.co.uk](http://morgananddavies.co.uk)

CASTLE HOUSE 42 ST MARY STREET, CARDIGAN, CEREDIGIONSA43 1HA

£295,000

REF:

Ref C/2311/RD

ORIEL GALLERY  
PIZZA PASTRIES  
THURS - SAT  
12pm - 4pm  
LIGHTING



Image Caption

**CASTLE HOUSE 42 ST MARY STREET,  
CARDIGAN,  
CEREDIGION,  
SA43 1HA**

**£295,000**

CARDIGAN - WEST WALES

- \*\*A spacious town centre commercial premises\*\*
- \*\*Spacious front shop/office area\*\*
- \*\*Highly prominent location with on street parking\*\*
- \*\*Enclosed rear courtyard\*\*
- \*\*Ideal investment opportunity\*\*
- \*\*Large front display windows\*\*



Image Caption



Image Caption

**\*\*A spacious town centre commercial premises\*\* Suitable for conversion into mixed use including residential (stc) \*\*Enclosed rear courtyard\*\* \*\*Spacious front shop/office area\*\* \*\*Highly prominent location with on street parking\*\* \*\*Located along the main town thoroughfare\*\* \*\*Ideal investment opportunity\*\* \*\*Large front display windows\*\* \*\*AN UNIQUE OPPORTUNITY WITHIN THIS POPULAR AND EMERGING TOWN CENTRE - MUST BE VIEWED TO BE APPRECIATED\*\***

The property is situated within the popular Market and Estuary town of Cardigan. The town has recently been subject to a significant investment making it one of the most popular and active town centres along the Cardigan Bay coastline. The town offers a good level of local amenities and services including primary and secondary schools, 6th form college, traditional High Street offerings, retail parks, industrial estates, cinema and theatre, community health centre, excellent strategic road network and public transport connectivity. The Pembrokeshire Coast National park is within a 10 minutes drive of the property.





Image Caption

## GENERAL

A former estate agents office, for sale due to retirement.

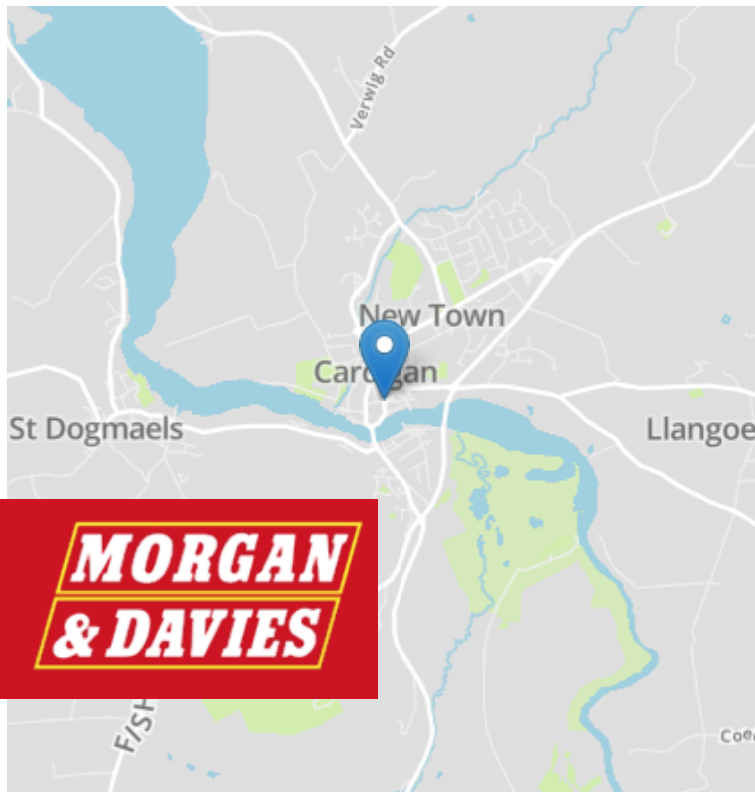
The property offers accommodation across three floors providing an excellent mixed used potential for residential use on the 1st floor and commercial on the ground floor (stc).

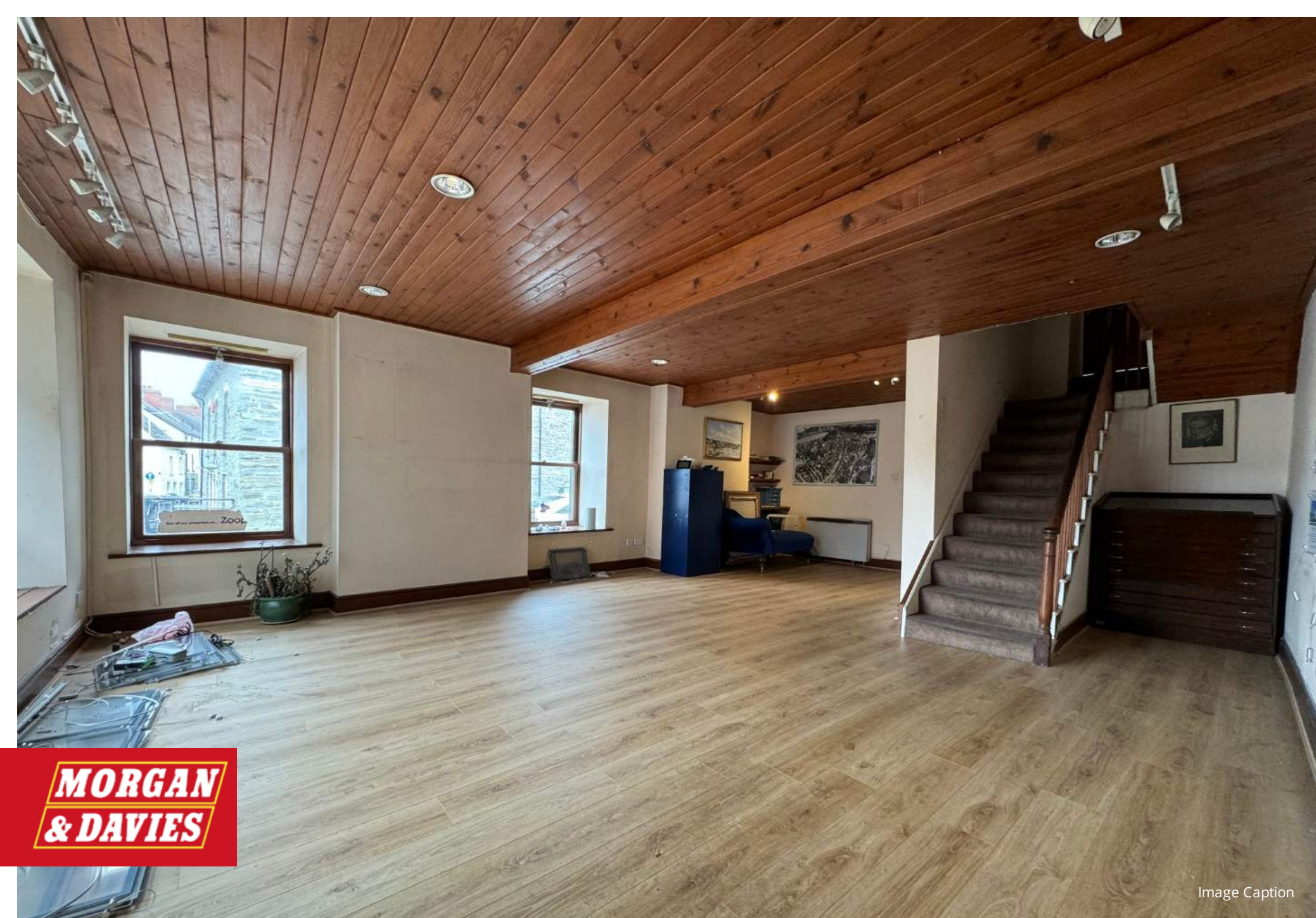
The property enjoys a dual aspect road frontage being in a highly prominent location along one of the main thoroughfares along the town one way system.

To the rear of the property is an enclosed rear courtyard which offers potential for the extension of the building or indeed a private rear courtyard associated with any residential or business use.

An unique and diverse opportunity within this town centre.

THE ACCOMMODATION PROVIDES -





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& DAVIES**

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**MORGAN  
& DAVIES**

Image Caption



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**MORGAN & DAVIES**

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## GROUND FLOOR

### Shop Front







Total area: approx. 172.7 sq. metres (1858.9 sq. feet)  
 For illustration purposes only. Floor plan not to scale and measurements are approximate.  
 Plan produced using PlanUp

42 St Mary Street, Cardigan

From Cardigan High Street take the right hand turning adjoining Sgidie Teifi shoe shop onto St Mary's Street. Continue along to the bottom of the road and the property is located on the right hand side at the junction.

**Tenure**

Freehold

**Services**

The property benefits from Mains Water, Electricity and Drainage. Mains Gas connection.

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

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