

A well established, village convenience store and cafe/tearooms in popular Aeron village community, Nr Tregaron, West Wales



Llangeitho Stores Caffi a Siop Llangeitho, Tregaron, Ceredigion. SY25 6TL.

£299,500

C/2271/AM

*** A well established, village convenience store and cafe/tearooms ***
Including a first floor 2 bedroomed apartment *** Set in convenient village centre position *** Good trading accounts *** Cafe seating for 16 covers *** Store offering Newsagents, Off Licence, Deli, Bakery, Fresh goods and daily consumables ***



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Location



Llangeitho is a thriving village community in the Upper Aeron Valley, 8 miles from the Georgian Coastal and Harbour town of Aberaeron, and equidistant to the University town of Lampeter in the Teifi Valley nearby. The University town, coastal resort and administrative centre of Aberystwyth is 15 miles to the north, with the popular and renowned market town of Tregaron some 4 miles distant.

General



The placing of Caffi a Siop Llangeitho on the open market provides prospective purchasers an opportunity of acquiring a very well established and respected business which has been established by the existing owners over the last 15 years. It provides a good variance of trading revenue streams, and has returned good profitability over the years. It is now offered

with potential for a new owner to put their own stamp on the premises and has scope for further growth and offers considerable potential. The property could be operated as a lifestyle type business and currently operates for 7 days a week daily 8am - 3pm Mondays and Tuesdays, 8am - 4.30pm Wednesdays to Fridays, 8am - 1pm on Saturdays and 10am - 12 noon on Sundays. Current sales range from the cafeteria which is licenced backed by the convenience stores various departments.

Llangeitho stores, cafe and shop has been established by the existing owners for the last 15 years and now offers a unique opportunity of acquiring a flourishing business which is well supported in the community and includes Newsagency, Off Licence, Cafeteria, Bakery, Deli, Lottery, and convenience goods including freezer and fresh goods and daily consumables.

The premises have a strategic corner position on the 'Village Green' with the village having a Public House, Junior School and Places of Worship and serving a large rural hinterland and agricultural and diverse community. The premises have a corner site on the main square and provides extensive trading accommodation with self contained cafeteria, kitchen and pantry, with customer toilet and side entry hall, with separate self contained retail convenience store. The cafe seats approximately 16 covers and is licenced with scope for longer opening if so desired.

On the first floor is a proprietors flat, currently let on a Periodic Tenancy but available with vacant possession offering 2 double bed roomed accommodation, bathroom, kitchen and good sized lounge.

In all, a well established business with good trading results. Accounts are available to bona fide applicants following viewing.

The premises

These comprise a corner trading premises.

Retail Shop



29' 10" x 15' 2" (9.09m x 4.62m)

Restaurant/Cafe



15' 6" x 30' 4" (4.72m x 9.25m) overall with covers for 16 with tables and chairs .

Kitchen



13' 10" x 9' 0" (4.22m x 2.74m) with 5 ring gas hob, double oven and grill. Double deep fat fryer (Buffalo make) single drainer sink unit. Separate wash hand basin, Integrated dishwasher. Walk in shelved pantry store off. Other appliances are including in the inventory.

Rear Hallway

With staff/public cloakroom off with w/c and wash hand basin.

Side entry door to street level.

FIRST FLOOR

Flat

Accessed via internal staircase. The flat currently let on a Periodic Tenancy but equally suited to proprietors accommodation and benefiting from gas fired central heating, and UPVC double glazing.

The accommodation dividing as follows:-

Lobby

Via entry door.

Bathroom

9' 7" x 8' 10" (2.92m x 2.69m) with panelled bath and shower over, low level flush w.c. pedestal wash hand basin.

Double Bedroom 1

9' 11" x 9' 3" (3.02m x 2.82m)

Kitchen/Breakfast Room



15' 2" x 8' 3" (4.62m x 2.51m) with radiator. Single drainer sink unit. 4 ring hob and extractor fan and oven.

Inner Hall

With radiator.

Double Bedroom 2

11' 4" x 9' 6" (3.45m x 2.90m) with radiator.

Sitting Room



14' 8" x 11' 4" (4.47m x 3.45m) with feature Victorian fireplace, radiator. Bay window overlooking the village green.

Tenure and Possession

The property is of Freehold Tenure and for sale by Private Treaty.

Agents Comments

Accounts are available to bona fide applicants on application after viewing which show reasonable levels of profitability.

Services

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

Directions

From Lampeter take the A485 north towards Tregaron. On reaching Llanio, turn left onto the B4578 to Stags Head junction. Turn left at Stags Head junction and proceed to the village of Llangeitho and the property will be found on the main square having a corner position overlooking the village green as identified by the Agents 'For Sale' board.

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

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

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