

Regulated by:



RICS



Since 1989

*Industrial Building/Workshop (For Sale or To Let) plus 4 acres agricultural land. Nr Llanrhystud.
Easy reach Aberaeron and Aberystwyth*



Industrial Building/Workshop Maes Aretas, Llanrhystud, Ceredigion. SY23 5BA.

Ref A/4628/DD

£175,000

** A rare opportunity of acquiring a conveniently positioned useful industrial building/workshop ** In all some 1300 sq. ft. or thereabouts ** The vendor would consider dividing the building into 2 and letting one part (675 sq ft) on a long term let** Near to the coastal village community of Llanrhystud and an easy reach of Aberystwyth and Cardigan **

The outbuilding up until recent times has been used as a car repair garage but suits a variety of light industrial or indeed agricultural purposes. The land lies adjacent to independent roadside frontage, divided into 2 paddocks, all laid down to grazing.

Conveniently position at Cwm Mabws, less than a mile from the coastal village community of Llanrhystud, front a quiet district road, just off the B4337 Llanrhystud-Lampeter road. Some 11 miles from the coastal university and administrative centre of Aberystwyth and some 7 miles from the Georgian harbour town of Aberaeron. OS Grid Ref. 549/691.

THE OUTBUILDING

A substantial well constructed galvanised steel framed building measuring internally 45' x 30' approx. (14' maximum head room) with a steel framed sliding front entrance door 14' x 10' approx. The building has concrete floor, electricity and water connection and with an integral Store Room 16' x 15' approx.

The outbuilding was previously run as a successful Car Repair & Servicing Business (For the past 10 years) but is ideal for a variety of light industrial or indeed agricultural purposes.

The vendor would consider letting the property by dividing into two sections - keeping one for his own use and letting the other half (approx 45' x 50') on a Long Term Let. - Rental Guide £500 per calendar month.



To the Front -



Is a fenced off entrance and a gated drive.

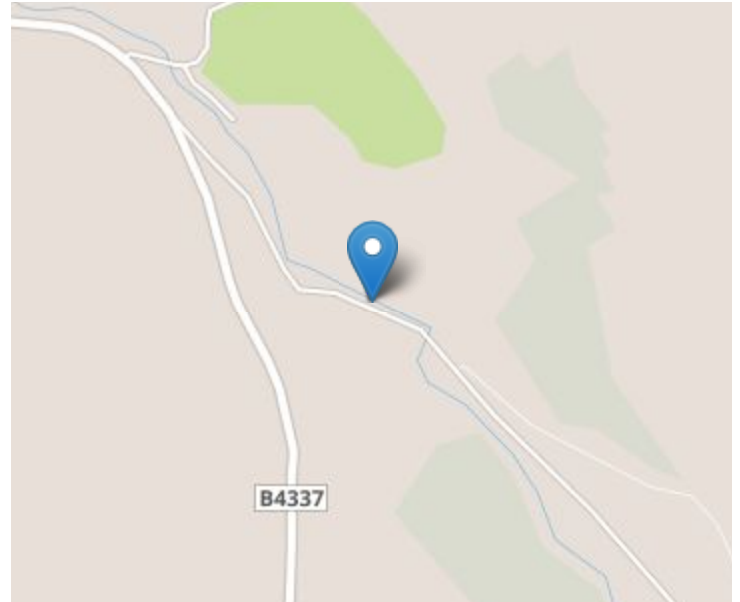


THE LAND



Directions

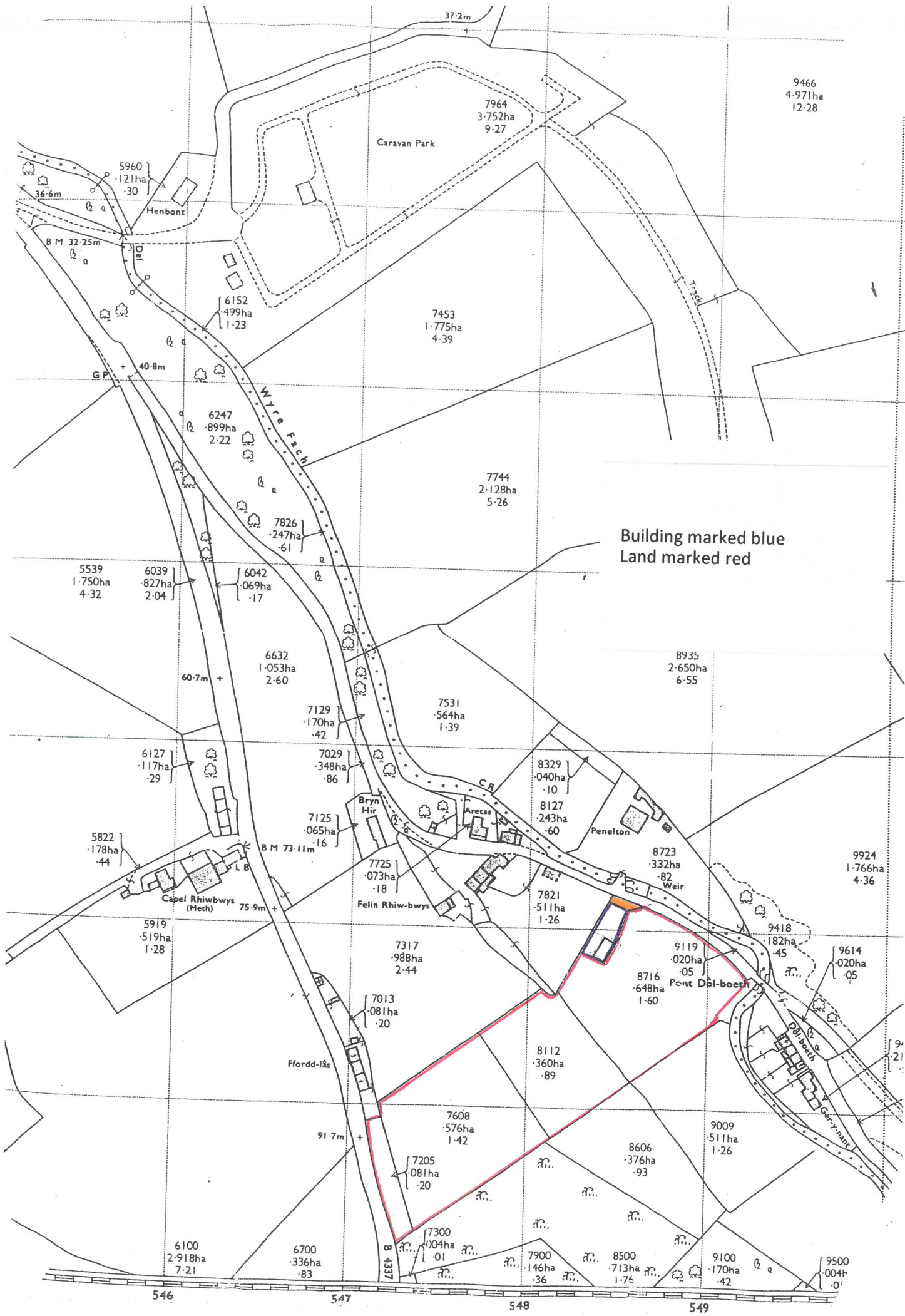
From the village of Llanrhystud take the road up alongside the village post office and opposite the Black Lion Hotel onto the B4337 Lampeter road. Proceed up this road, do not take the first left hand turning which is sign posted Golf Club, but take the 2nd left hand turning down towards Cwm Mabws. After the first cluster of houses you will see the land and buildings on the right hand side identified by the Agents For Sale board.



Lies adjacent to the outbuilding, extending in total to just under 4 acres or thereabouts. The field enclosure adjacent to the outbuildings is all level with roadside frontage and with small livestock shelter. There is a further paddock adjacent which lie mainly sloping and run up to and are bordered by the B4337 Llanrhystud-Lampeter road.

Services

Mains electricity to the outbuildings. Mains water currently serving the land and outbuildings.



9466
4.971ha
12.28

Caravan Park

7964
3.752ha
9.27

5960
1.21ha
3.30

Henbont

6152
4.99ha
1.23

7453
1.775ha
4.39

B M 32.25m

40.8m

Wyre Fach

6247
8.99ha
2.22

7744
2.128ha
5.26

7826
2.47ha
6.1

Building marked blue
Land marked red

5539
1.750ha
4.32

6039
8.27ha
2.04

6042
0.69ha
1.17

6632
1.053ha
2.60

8935
2.650ha
6.55

60.7m +

7129
1.170ha
4.2

7531
5.64ha
1.39

6127
1.117ha
2.29

7029
3.48ha
8.6

8329
0.40ha
1.0

8127
2.43ha
6.0

5822
1.178ha
4.4

7125
0.65ha
1.6

B M 73.11m

7725
0.73ha
1.8

8723
3.32ha
8.2

8127
2.43ha
6.0

5919
5.19ha
1.28

75.9m +

Capel Rhiwbwys (Meth)

7317
9.88ha
2.44

7013
0.81ha
2.0

8723
3.32ha
8.2

82 Weir

5919
5.19ha
1.28

75.9m +

Capel Rhiwbwys (Meth)

7317
9.88ha
2.44

7013
0.81ha
2.0

8723
3.32ha
8.2

82 Weir

6100
2.918ha
7.21

6700
3.36ha
8.3

7205
0.81ha
2.0

7300
0.04ha
0.1

8716
6.48ha
1.60

8112
3.60ha
8.9

8606
3.76ha
9.3

9009
5.11ha
1.26

9100
1.70ha
4.2

9500
0.04ha
0.1

546

547

548

549