

A brand new Lease available of an exceptionally appealing 2 storied ground floor and first floor retail premises, Central Lampeter, West Wales



Crown, 2 High Street, Lampeter, Ceredigion. SA48 7BA.

C/2248/AM TO LET PER ANNUM

£6,500

The retail premises offers extensive accommodation. With exposed beams and high quality accommodation.*** Suiting retail purposes under A1 Planning Approved use as shop with alternative use potential subject to consent.*** The premises provides extensive ground floor retail area with two pretty windows to street level.*** Rear staff room, staff w.c., rear office/meeting room. *** The first floor open plan extensive display areas and separate rear office.*** Door to rear yard and delivery access, lean-to boiler house.

*** Gas heating.***

Services, mains water, mains electricity, mains drainage, mains gas.

GUIDE RENTAL £6,500 PER ANNUM

AVAILABLE ON A BRAND NEW 3 OR 5 YEAR LEASE SUBJECT TO NEGOTIATION.



Location

Central terraced location with extensive shop floor areas over two stories with ancillary storage and staff accommodation benefitting rear pedestrian and unloading access. Direct street frontage to Harford Square.

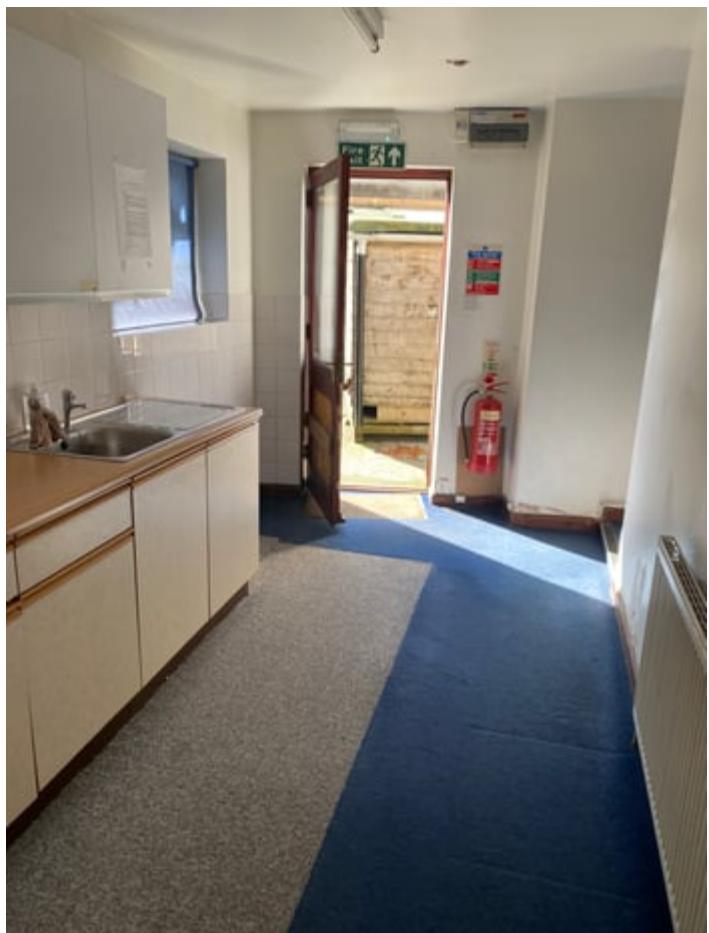


Retail Unit

27' 8" x 21' 3" (8.43m x 6.48m) in L-shape. (Main areas 10'8" x 10'8" and 21'3" x 16'9"). Central door from street level, two pretty windows to front with a large atrium shaped retail shop over two floors with fitted display areas and counter fitted in light oak.



Rear Staffroom



17' 3" x 7' 4" (5.26m x 2.24m) with radiator, single drainer sink unit and fitted cupboards.

Staff w.c.

With low level flush toilet and pedestal wash hand basin.

Rear office

10' 10" x 8' 6" (3.30m x 2.59m) with wash basin and radiator. Rear entry door to yard and access via passageway to unloading facility from Drover's Road.



First Floor

Open plan

Providing an additional 370 sq. ft. covered with rear office 11'2 x 9'2 and radiator.



Rear Office

11' 2" x 9' 2" (3.40m x 2.79m) and radiator.

VIEWING

Strictly by prior appointment only. Please contact directly the sole letting agents Morgan and Davies at 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'.

LEASE

Lease terms are negotiable by discussion with the sole letting agents representing the Landlords.

Services

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

Directions

From the Lampeter office the property is directly located just off Harford Square within the central trading district of the University town of Lampeter.