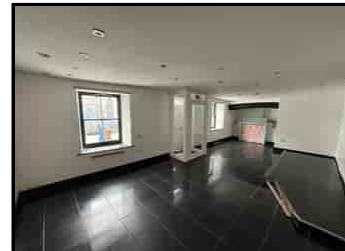


Substantial town centre mixed residential and commercial premises. Newcastle Emlyn - West Wales.



The White Hart, Sycamore Street, Newcastle Emlyn, Carmarthenshire. SA38 9AS.

£180,000

Ref C/2371/ID

Mixed residential and commercial investment opportunity Newcastle Emlyn town centre location**2 commercial units to ground floor**2 bedroom flat to first floor**Benefits from access and parking to the rear**A detached 2 storey outbuilding with a range of potential uses (subject to consent)**Rear courtyard**Store sheds and courtyard to rear**

Unit 1 extends to approximately 363 sq ft (33.73 sq m). Unit 2 extends to approximately 847 sq ft (78.72 sq m).

Town centre location with frontage to the main thoroughfare, on the level within the busy market town of Newcastle Emlyn in the lower reaches of the Teifi Valley. Half an hours drive from Carmarthen and the link road to the M4 motorway and within some 15 minutes drive of the Cardigan Bay coast with its several popular sandy beaches. The town of Newcastle Emlyn boasts an array of retail shops, eating houses and pubs, livestock market, comprehensive schooling and attracts a great number of visitors and local trade throughout the year.



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GROUND FLOOR

UNIT 1



We are advised Unit 1 extends to approximately 363 sq ft (33.73 sq m). The sale would be subject to the occupiers that are holding over from a one year lease at a rent of £4,800 per annum).

The ratable value for unit 1 is £4,850 (Currently exempt from paying rates).

Trading Area

24' 2" x 11' 1" (7.37m x 3.38m) via hardwood panel door, lightwell above, slate flooring to rear, window to front, exposed stone walls, open fireplace, exposed beams, spotlights to ceiling.



Rear Kitchen

6' 6" x 9' 5" (1.98m x 2.87m) with base units, stainless steel sink, external door to rear courtyard.

UNIT 2

Extending to approximately 847 sq ft (78.72 sq m).

This unit is currently vacant and has a ratable value of £11,500 (Currently benefiting from reduced rates).



Main Trading Area

30' 0" x 13' 7" (9.14m x 4.14m) entered via hardwood door into front vestibule with original fireplace, tiled flooring, 2 x sash windows to front.



Side Trading Area

28' 2" x 12' 0" (8.59m x 3.66m) split level area with tiled flooring, original oak curved steps, upvc door to rear courtyard, kitchenette with modern base cupboard units, aircon unit.



Rear Consulting Room

7' 8" x 13' 5" (2.34m x 4.09m) with wash hand basin, window to side.

FIRST FLOOR FLAT

The 2 bed Flat

Is currently vacant, however, had previously been let out on an AST basis at £419.47 per calendar month. The flat has a council tax banding of A.

Provides the following accommodation -

Open Plan Kitchen/Dining Room

25' 3" x 14' 1" (7.70m x 4.29m) (max).

Kitchen area with a range of modern base units, display wall units, formica working surfaces above, plumbing for automatic washing machine, 1½ stainless steel drainer sink, CDA electric oven, 4 ring electric hobs, stainless steel extractor fan.

Lounge/Dining Area - Fireplace with exposed stonework

behind, open ceiling with exposed A frame beams, exposed oak flooring, 3 x windows to front.



panelled bath, low level flush w.c. pedestal wash hand basin, tiled walls, central heating radiator, access to loft.

Master Bedroom 1

Exposed floor boards, open fireplace, exposed stone behind, window to front, central heating radiator.

Bedroom 2

10' 7" x 6' 6" (3.23m x 1.98m) with dormer window to rear, door to storage cupboard, central heating radiator.

EXTERNALLY

To the Front

Street Frontage.



Detached 2 storey outbuilding

With power and water connected. This building has potential for a number of uses such as office space/storage space or even residential (Subject to consent).



Bathroom

6' 0" x 5' 0" (1.83m x 1.52m) a white suite comprising of a



Boiler Room / Storage

Houses the Warmflow oil boiler, power connected, concrete flooring.

External Toilets

With tiled flooring, w.c. pedestal wash hand basin.

Rear Courtyard

The boundary will will be 6 metres to the rear of the outbuilding. This allows space for 2 vehicles.

TENURE

We are informed the property is of Freehold Tenure.

Services

We are advised the premises benefits from mains water, electricity and drainage. Oil fired central heating to flat. Air con system to ground floor.

First Floor Flat - Council Tax Band A (Carmarthenshire County Council).

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

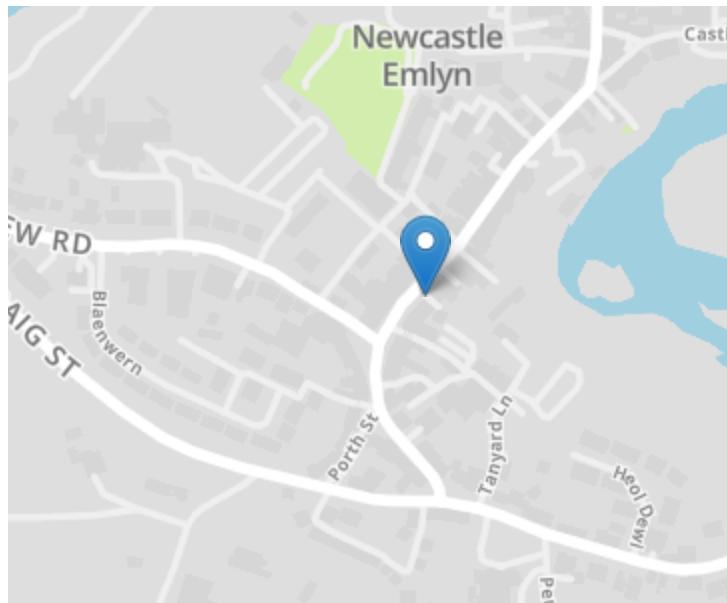
Any risk of coastal erosion? No

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

The property is located within the centre of the town of Newcastle Emlyn as identified by the Agents for sale board.

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

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