

**TO LET - 2,000 sq ft Former Barn with useful front yard and parking area. Adjoining busy road.
Felinfach Near Aberaeron/Lampeter - West Wales.**



**Opposite Brynog Arms Barn, Felinfach, Near Aberaeron, Ceredigion. SA48
8AE.**

£12,000

Ref C/2293/RD (Rental Per Annum)

****Useful 2,000 sq ft Former Barn**Split across two floors**Off road parking and useful yard space**Suitable for a range of varying commercial uses (subject to the necessary planning consents)**Excellent exposure off the main A482 road**Former Laundrette and B1 use**Split across two floors with potential for a multi let or multi function**Potential for additional parking and land** A GREAT BUSINESS OPPORTUNITY NOT TO BE MISSED****

Located within the popular and busy Aeron valley village community of Felinfach which offers a good range of local amenities including shops, supermarket, post office, filling station, primary school, pub, places of worship etc and having a good public transport connectivity. Some 4 miles from the Georgian Harbour town of Aberaeron on Cardigan Bay which offers a comprehensive range of shopping and schooling facilities and within some 10 miles of the University town of Lampeter. Within an easy reach of the larger Marketing and Amenity Centres of Aberystwyth and Cardigan.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GROUND FLOOR

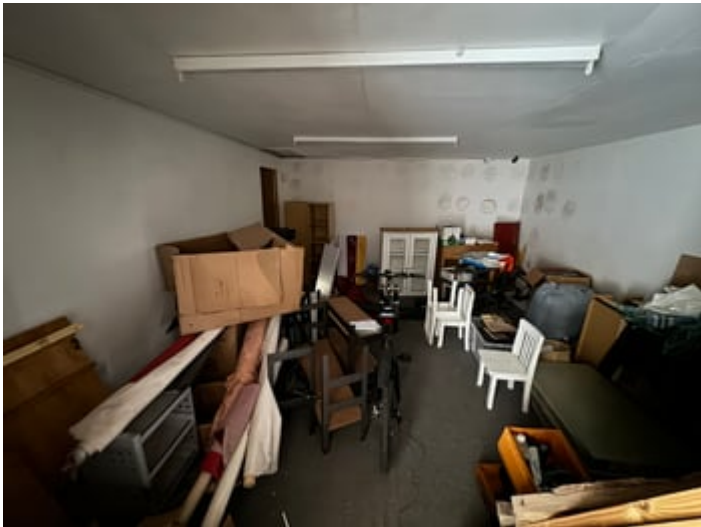
Room 1

18' 2" x 27' 2" (5.54m x 8.28m) Access via a double glass panel door, with concrete base, windows to front, multiple sockets, water connection points, stainless steel sink and drainer with mixer tap.



Room 2

18' 3" x 14' 5" (5.56m x 4.39m) previously used as a storage space with side storage with external door and electric meter cupboards.



FIRST FLOOR

18' 0" x 45' 0" (5.49m x 13.72m) Accessed via a staircase from the front entrance. With 7'5" ceiling height, velux roof lights

over, multiple sockets, strip lighting to ceiling.



EXTERNALLY

To the front

The property benefits from immediate access off the A482 road to a gravelled parking area with space for 6+ vehicles to park and access to a stone walled enclosed front yard area which could provide an additional operating area for any business.





PLEASE NOTE

There may be some scope for additional parking and land to the side of the main building - subject to negotiation.

MONEY LAUNDERING REGULATIONS

The successful tenant will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

TENURE

The property is of Leasehold Tenure.

Services

The property benefits from Mains Water, Electricity and Drainage. Single Phase electric.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

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

Travelling on the main A482 road towards Lampeter from Aberaeron (South East). As you reach the village of Felinfach the site will be seen immediately on the right hand side identified by the Agents To Let Board.

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]