

Regulated by:



RICS



Since 1989

FOR SALE. Substantial commercial/investment property with accommodation, rear yard, parking and garages. Newcastle Emlyn town centre - West Wales.



Ty Croeso Sycamore Street, Newcastle Emlyn, Carmarthenshire. SA38 9AJ.

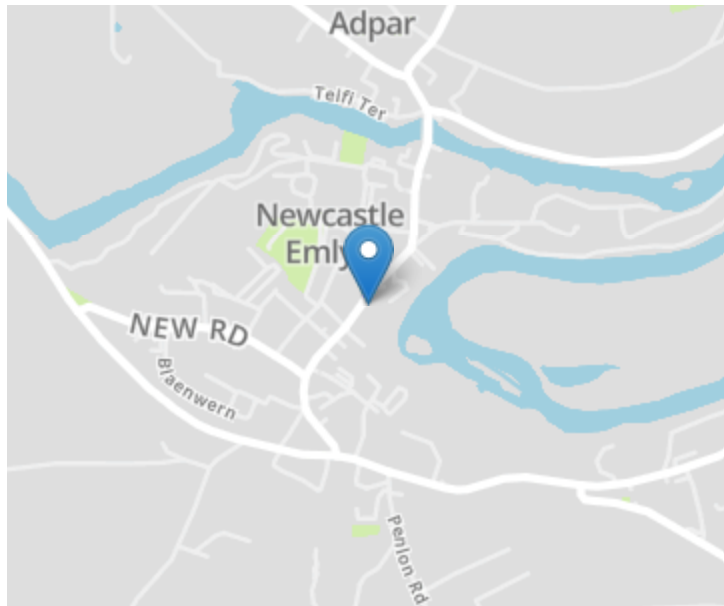
Ref C/2139/DD - Price from

£140,000

****Excellent Business Opportunity**Substantial town centre commercial property**Formally a successfully run as a deli cafe & hamper shop**Suiting a variety of commercial and residential purposes**Ideal opportunity for an enterprising investor**Benefits vehicle access to large rear yard and car parking with garages and store sheds**Superb views over the Teifi Valley****

Currently the property as a whole provides 800 sq ft or thereabouts of ground floor commercial space now as retail and cafe/restaurant, catering kitchen, cold store etc.. This area could be split into two parts. One part could be ground floor shop with storage above. The second part could be double fronted cafe/restaurant with living accommodation over. Rear yard garaging etc.. The property is sold with vacant possession.

Town centre location with frontage to the main thoroughfare, on the level within the busy country 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 and a town livestock market, comprehensive schooling and attracts a great number of visitors and local trade throughout the year.



GENERAL

The premises is offered for sale on the retirement of the current owners who had established a popular and renowned deli cafe and hamper shop over the last 20 years or more.

It was a butcher shop back in the early part of the last Century, the property benefits from many original features including original Victorian tiles etc.

Please Note : in recent months the premises were leased out, but the tenants have given notice and will be available with full vacant possession.

Please also note that the photographs used on the sales particulars are historic.

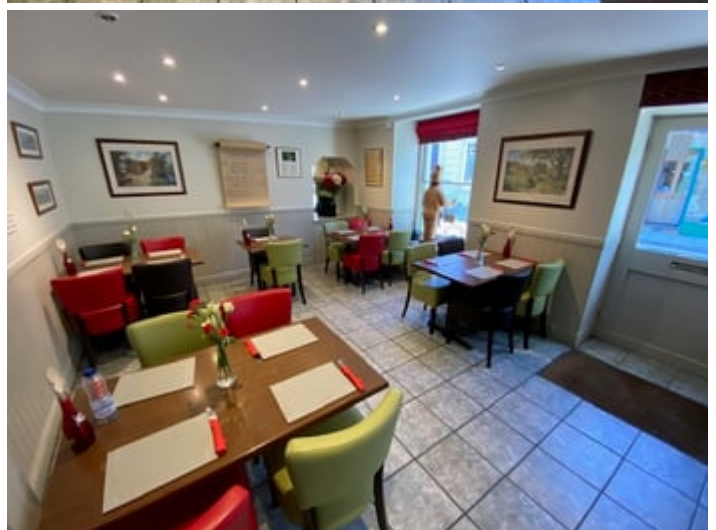
As a guide the left hand side of the building could be sold for a price of £140,000.00 or the asking price for the property in its entirety is £295,000.00.

It provides more particularly as follows -

GROUND FLOOR

Overall retail shop area and Deli

51' 0" x 16' 0" (15.54m x 4.88m) (max) - 13'5" (min) with tiled floors, 3 large display windows and 2 front street entrance doors. Has the usual glass counters, fridges and covers for over 30 persons.





Rear Store Room

Kitchen/Prep Room

19' 5" x 13' 3" (5.92m x 4.04m) (L shaped -max) with stainless steel double drainer sink unit and is fully equipped to current day standards.



Store Room

14' 6" x 13' 4" (4.42m x 4.06m)

Walk in Cold Room

Rear Hallway

With staircase which leads down to Lower Ground floor hallway and to the outside w.c.

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From the left hand section of the building an external staircase leads to -

FIRST FLOOR LEVEL

2 Rooms

13' 5" x 12' 8" (4.09m x 3.86m) and 17' 1" x 7' 8" (5.21m x 2.34m), both rooms currently having walk in fridges.

LIVING ACCOMMODATION/FLAT

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Above the right hand side (Deli area) which was the original



Sitting Room or Bedroom

14' 3" x 10' 1" (4.34m x 3.07m)

Living Room (or again further bedroom)

16' 1" x 13' 8" (4.90m x 4.17m)

Double Bedroom

11' 4" x 11' 3" (3.45m x 3.43m)

EXTERNALLY

To the front

The property has a wide street frontage. There is vehicular access at the side which leads down to -



house is living accommodation/flat and is arranged of mezzanine floor levels viz :



Kitchen



13' 5" x 12' 5" (4.09m x 3.78m) fitted with a range of Oak fronted base and wall cupboard units, stainless steel single drainer sink unit and built in airing cupboard.

Bathroom

Which offers bath, wash hand basin and toilet.

Rear Large Yard

At lower ground level with parking space for a large number of vehicles together also with a Double Garage and various Outhouses for storage.

The land goes down and borders the River Teifi with superb views therefrom.





TRADING FIGURES

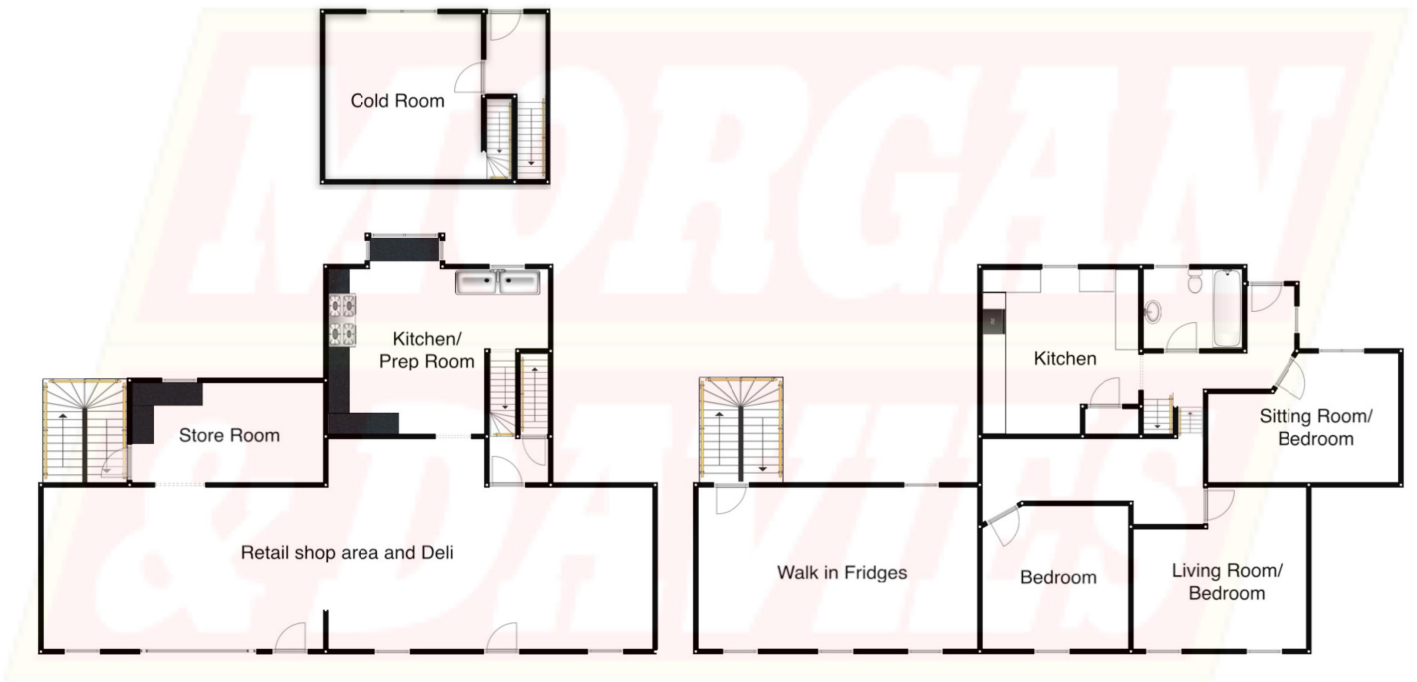
The property is sold at an asking price which reflects purely its bricks and mortar value. The vendors will discuss turnover figures with bona fide interested parties having inspected the property but no accounts will be revealed prior to inspection.

Services

Mains Electricity, Water and Drainage.

Directions

The property is located fronting the main thoroughfare within the centre of the town.



Ty Croeso SA38 9AJ
For illustrative purposes only, not to scale

Energy Performance Certificate

Non-Domestic Building



Ty Croeso Deli
Angel House
Sycamore Street
NEWCASTLE EMLYN
SA38 9AJ

Certificate Reference Number:
0270-8930-0355-2860-1014

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 96

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	227
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	69.43
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

22

If newly built

75

If typical of the existing stock