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**RICS**



Since 1989

*TO LET Commercial Yard with road frontage to A487 road. Blaenporth Near Cardigan - West Wales.*



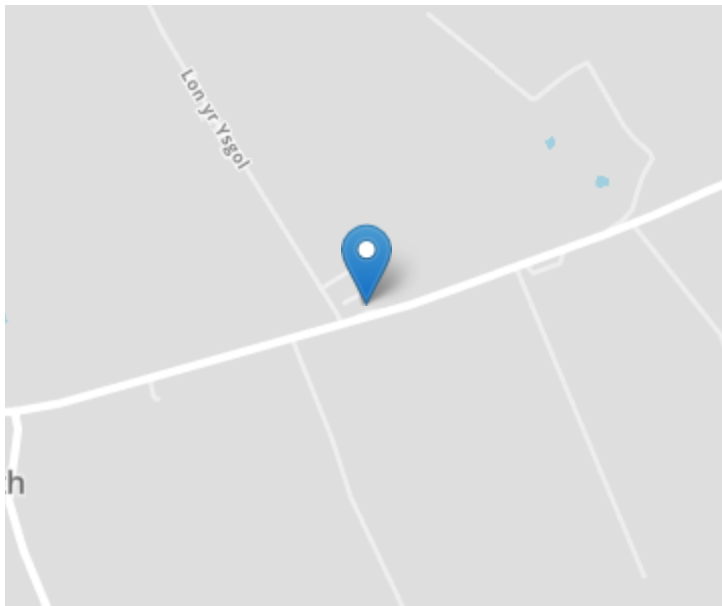
**Yard at Former Blaenporth Primary School, Blaenporth, Cardigan, Ceredigion. SA43 2BA.**

**Rec C/2294/RD**

**£12,000**

**\*\*COMMERCIAL YARD - TO LET\*\*** Currently a sales car forecourt\*\*Suitable for a range of different uses(subject to necessary consents)\*\*Excellent road frontage to A487\*\*Set in popular coastal business park\*\*Mains Water and Electricity on Site\*\*Planning opening hours for workdays, weekends and bank holidays\*\*AN UNIQUE OPPORTUNITY NOT TO BE MISSED ! \*\*

The property is situated within the coastal village of Blaenporth near to the larger settlement of Aberporth with its local cafes, bars, restaurants, sandy beaches, primary school, places of worship and enjoys excellent public transport connectivity. The larger town of Cardigan is some 15 minutes drive to the south with its comprehensive range of retail facilities, community Health Centre, Cinema and Theatre, traditional High Street offerings, industrial estates and large scale employment opportunities.



## GENERAL

An opportunity to secure a Lease on a large road frontage forecourt, previously with planning permission for the display of vehicles for sale.

The property benefits from mains water and electricity connection points and is located to the front of a popular business parking enjoying excellent road frontage with some 15000 cars passing the property daily at its least busiest point offering a wonderful scope for any business to expand and being positioned along the West Wales coastline.

Flexible Lease terms are available.

The property could enjoy a range of different uses, subject to the necessary consents.

Details of the planning history of the property is available via the sole letting agents.





## **MONEY LAUNDERING**

The successful purchaser 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 Electricity and Water. Drainage potential.

## **Directions**

Travelling north from Cardigan on the A487 proceed through the villages of Penparc, Tremaen, Blaenannerch and Blaenporth. As you exit the village of Blaenporth the entrance to the former primary school is on your left hand side and the yard is located immediately in front of you along the A487.