

Commercial/Investment Opportunity. 42,000 sq ft  
Storage/Retail/Industrial Units set within 2 Acres  
or thereabouts. Extensive Car Parking. Cardigan -  
West Wales.



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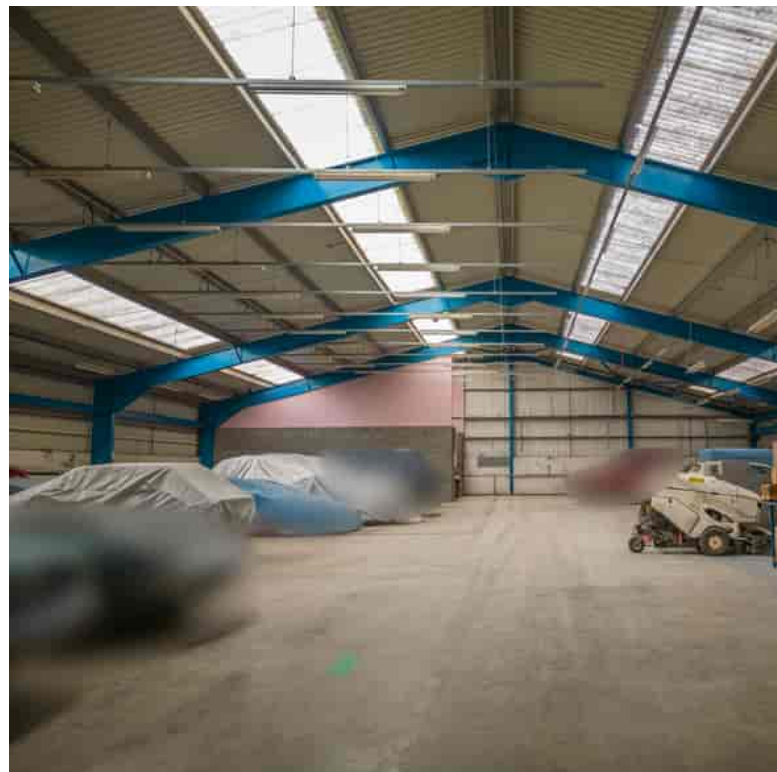
UNITS 1-4, PENTOOD  
INDUSTRIAL ESTATE,  
CARDIGAN,  
CEREDIGIONSA43 3AG  
£1,150,000  
REF: C/2245/DD



**UNITS 1-4,  
PENTOOD INDUSTRIAL ESTATE,  
CARDIGAN,  
CEREDIGION,  
SA43 3AG**

**£1,150,000**

Commercial / Investment Opportunity  
42,000 sqft buildings  
Set within 2 acres  
Cardigan Town  
Prime Industrial/Retail Park  
Great Potential



**\*\*An exciting business and investment opportunity\*\***An enclosed 2 Acre site with extensive covered storage, office, retail and industrial units of 42,000 sq ft\*\*Currently 16 Units ranging from 650 sq ft up to 8,000 sq ft plus 5 offices ranging from 177 sq ft to 482 sq ft\*\*Prominently positioned within the prime industrial and retail estate of the busy West Wales town of Cardigan\*\*Potential rental income in the region of £300,000 p.a.\*\*Other tenants on the Pentood Industrial Estate includes Jewsons, Howdens, City Plumbing, Dulux decorative centre, R J Factors, Grow it Mow It, LBS Building Supplies, Wynnstay etc.\*\*

This opportunity is situated within the bustling Pentood Industrial Estate at the town of Cardigan which lies in the Teifi Valley and offers regional hospital, secondary education and college, local and national retailers which include Tesco, B&M, local cafes, bars, restaurants and hotels and only a few miles inland from the Cardigan Bay coast. The town is recognised as a main strategic centre on the boundaries of the counties of Cardigan and Pembrokeshire with good connectivity being alongside the main A487 West Wales coast road.



## THE PROPERTY

The property is set within its own secured site of 2 Acres or thereabouts with excellent access off the main spine road serving the Industrial Estate.

The buildings are extremely well maintained of steel portal frame construction with box profile cladding with elevations in part of brick construction.

An attractive looking building for the purposes of retail and storage or indeed light industrial use.

The ground floor is divided so as to provide 15 separate units ranging in size from 650 sq ft up to 8,000 sq ft

To the First Floor, which is currently equipped as a Gym is of some 8,516 sq ft.

In addition there are first floor offices, 5 units in all ranging from 177 sq ft to 482 sq ft.

In total the buildings cover some 42,000sqft.





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Image Caption

# Unit 1-4 Pentood Ind Estate Cardigan.



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Image Caption



Image Caption



Image Caption

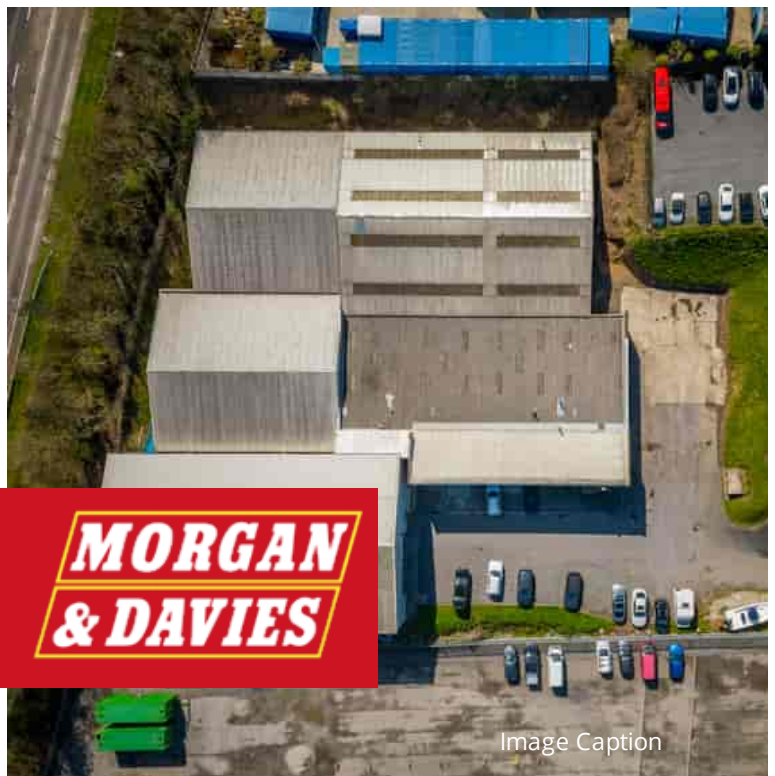
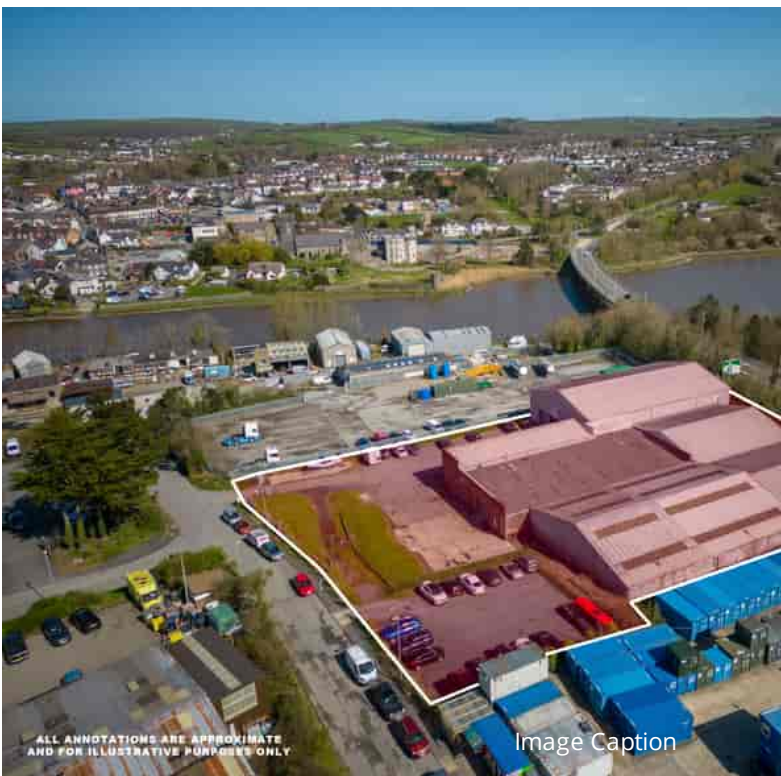


Image Caption



ALL ANNOTATIONS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY

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## PROPERTY POTENTIAL

The property can be purchased on a full vacant possession basis, there are currently a number of tenants insitu on an informal basis which agreement can be formalised if a purchaser wishes.

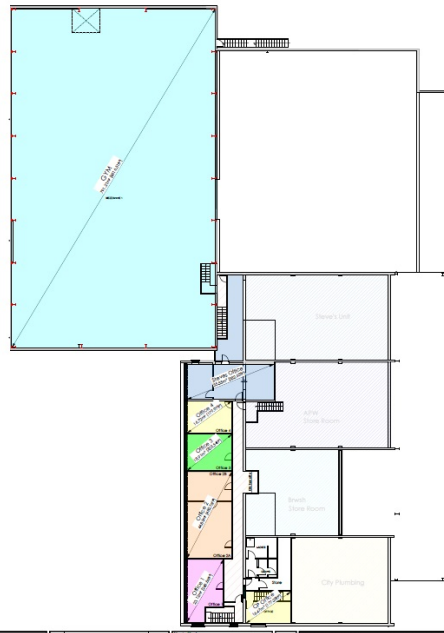
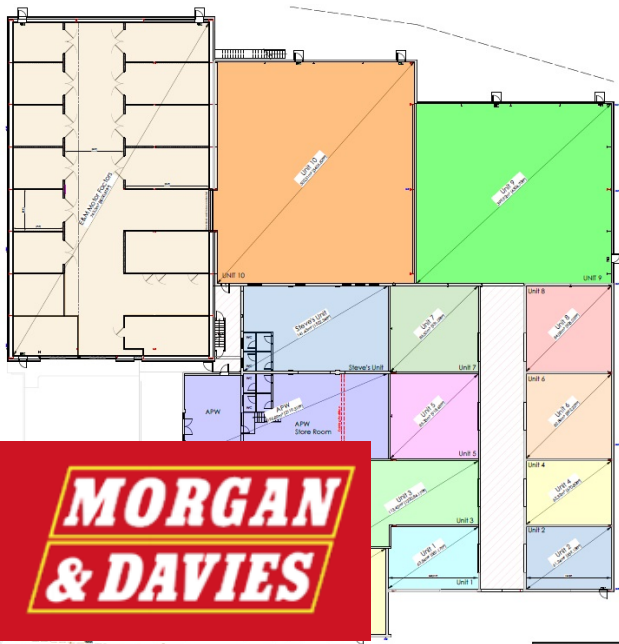
The potential income can be as much as £300,000 per annum. However, prospective purchasers must firstly inspect the property and showing bona fide interest.

We are advised that the current Business Rates is



£1300 per month.





The site is prominently located within the Pentood Industrial Estate as identified on the aerial images.

**Tenure**

Freehold

**Services**

The premises benefit from Mains Electric (Three phase and single phase). Mains Water. Drainage. Mains Gas available.

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For further information or to arrange a viewing on this beautiful property, contact us:

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