

Regulated by:



**RICS**



Since 1989

**TO LET - A versatile business unit. Town Centre location. Newly refurbished. Tregaron, West Wales**



**Business/Retail Unit, Lloyds Bank Chambers, The Square, Tregaron, Ceredigion. SY25 6JL.**

**REF: C/2130/LD**

**£4,000**

**PER ANNUM**

**\*\*\* TO LET \*\*\* New potential business opportunity \*\*\* Useful well situated prime Town Centre location  
\*\*\* Ideal starter unit with competitive rates \*\*\* Lock up business - Potential retail unit \*\*\* Available on  
new lease term \*\*\* Length of lease by negotiation \*\*\* Incentives may be available subject to negotiation  
\*\*\* Asking price £80.00 per week (£4,000 per annum)**

**\*\*\* Walking distance to all of Tregaron amenities \*\*\* Popular Market Town of Tregaron \*\*\* Host of 2020  
National Eisteddfod**

**\*\*\* 415 sq ft in total split into two Offices/units with kitchenette and w.c. \*\*\* Large display window with  
riverside location**

**ABERAERON**

4 MARKET STREET, ABERAERON, CEREDIGION SA46 0AS  
TEL: 01545 571 600 FAX: 01545 571 770  
E-mail: aberaeron@morganandd Davies.co.uk

[www.morganandd Davies.co.uk](http://www.morganandd Davies.co.uk)

**LAMPETER**

17 HARFORD SQUARE, LAMPETER, CEREDIGION SA48 7DT  
TEL: 01570 423 623 FAX: 01570 421 512  
E-mail: lampeter@morganandd Davies.co.uk

## COMMUNAL ENTRANCE HALL: To

### FRONT UNIT

14' 0" x 10' 2" (4.27m x 3.10m). With large display window, electric heating, spot lighting.



### REAR OFFICE/STUDIO

12' 5" x 9' 7" (3.78m x 2.92m). With electric heating, floor units with wash hand basin and mixer tap, spot lighting.



### W.C.

With low level flush w.c., wash hand basin, electric heating, extractor fan.

## LOCATION

Prominent Town location.



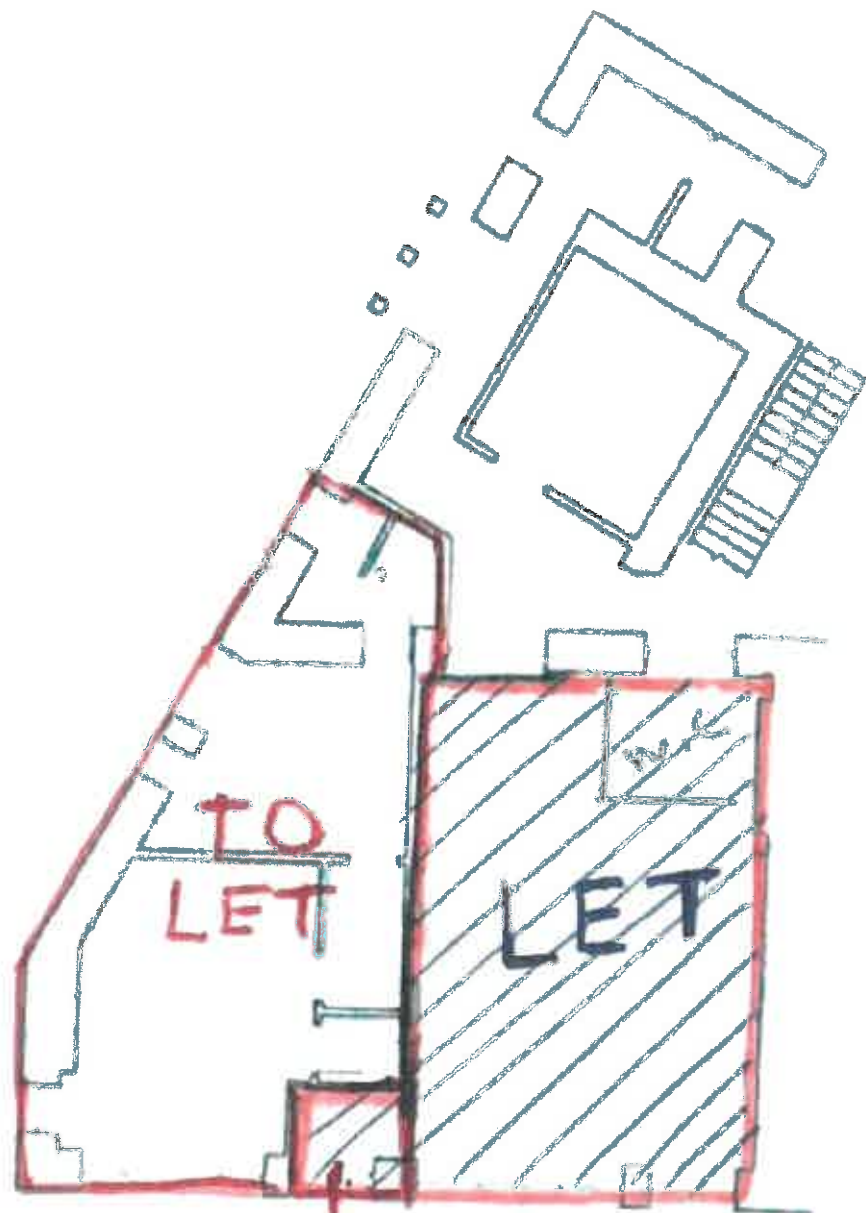
## Services

Mains services are connected and available including water, electricity and drainage.

## Directions

The property is located opposite Jenkins Petrol Station on the main thoroughfare from Lampeter entering Tregaron Square. VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk).

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

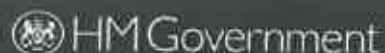


Communal  
entrance.



# Energy Performance Certificate

Non-Domestic Building



Lloyds Bank Plc  
The Square  
TREGARON  
SY25 6JL

Certificate Reference Number:  
0760-0733-5139-8504-1006

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](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

118

This is how energy efficient the building is.

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	113
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	117.42
Primary energy use (kWh/m <sup>2</sup> per year):	694.57

## Benchmarks

Buildings similar to this one could have ratings as follows:

21 If newly built

69 If typical of the existing stock