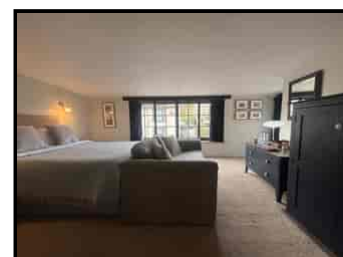


An exciting business opportunity. A Town Centre enterprise with a Cafe/Restaurant and Bed & Breakfast business. Tregaron, West Wales



Toms of Tregaron, Chapel Street, Tregaron, Ceredigion. SY25 6HD.

£240,000

REF: R/4578/LD

*** An exciting business opportunity - Town Centre enterprise *** Currently consisting of a successful Cafe/Restaurant seating approximately 16 *** A recently upgraded and refurbished 2 bedroomed B&B (on first floor) with stylish and modern en-suites *** Will be sold as a Going Concern - Accounts available for Bona Fide Clients

*** Fully equipped commercial kitchen with prep room and Staff room *** Additional 1/2 bedroomed Owners accommodation to the second floor *** Oil fired central heating *** Low maintenance and enclosed rear courtyard *** Stunning riverside location - Just off the High Street with a good amount of footfall

*** Located within the popular historic Market Town of Tregaron with a good footfall of Tourism and local support *** Looking to run your own business - A home with great income opportunities *** Great income potential - An opportunity not to be missed *** The property suits its current layout or could be fully converted into a residential home or further B&B rooms



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LOCATION



Tregaron is a flourishing Market Town in the heart of the Teifi Valley serving a large rural hinterland and a major centre for Tourism in the upper reaches Teifi Valley region. The Town lies 11 miles North from the University Town of Lampeter at the gateway to the Cambrian Mountains and some 17 miles South from the University Town Coastal Resort and Administrative Centre of Aberystwyth.

GENERAL DESCRIPTION

An exciting opportunity awaits to acquire an established Cafe/Restaurant and Bed & Breakfast business. The property is to be sold as a Going Concern together with a fully fitted commercial kitchen and prep room. The property also benefits from a 1/2 bedroomed Owners accommodation to the second floor and a private and enclosed low maintenance rear courtyard.

The premises enjoys a centre of Town and riverside location with great footfall.

The property has undergone refurbishment in recent years and now offers a traditional yet modern home/business.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RESTAURANT/CAFE

15' 8" x 14' 3" (4.78m x 4.34m). With front entrance door, two attractive Georgian style bay windows to the front offering good shop frontage, as a whole seating approximately 20 persons. Nicely decorated with Bespoke fixtures. Itemised Itinerary to be forwarded in due course.



RESTAURANT/CAFE (SECOND IMAGE)



CATERING KITCHEN

12' 1" x 9' 4" (3.68m x 2.84m). Fully equipped with stainless steel equipment comprising of free standing fridge and freezer, microwave, induction hob cooker, grill. We are also informed that all of the crockery and utensils will be included within the sale.



CATERING KITCHEN (SECOND IMAGE)



PREP ROOM

13' 7" x 7' 5" (4.14m x 2.26m). Being 'L' shaped, with stainless steel double sink and drainer, stainless steel shelving and shelving units, upright fridge/freezer.



STAFF ROOM/SITTING ROOM 1

10' 9" x 9' 1" (3.28m x 2.77m). With UPVC rear entrance door to the garden area, staircase to the second floor accommodation.



BED & BREAKFAST BUSINESS (FIRST FLOOR)

Being self contained on the first floor of the property and provides 2 en-suite bedrooms recently being refurbished and modernised to offer a high standard of accommodation.

FRONT BEDROOM 1

14' 1" x 10' 1" (4.29m x 3.07m). With double aspect windows to the front enjoying views over the Town Centre of Tregaron, radiator.



FRONT BEDROOM 1 (SECOND IMAGE)



EN-SUITE SHOWER ROOM TO BEDROOM 1

7' 11" x 4' 9" (2.41m x 1.45m). Recently refurbished modern suite comprising of a shower cubicle, low level flush w.c., pedestal wash hand basin, heated towel rail, extractor fan, spot lighting.



EN-SUITE SHOWER ROOM (SECOND IMAGE)



REAR BEDROOM 2

14' 2" x 11' 6" (4.32m x 3.51m). Enjoying views to the rear overlooking the River Brennig in a pleasant riverside setting, part exposed stone wall, Bespoke bench/window seat, radiator.



EN-SUITE SHOWER ROOM TO BEDROOM 2

7' 0" x 4' 2" (2.13m x 1.27m). A recently refurbished and modernised suite benefiting from a shower cubicle, low level flush w.c., pedestal wash hand basin, heated towel rail, extractor fan.



OWNER'S ACCOMMODATION (SECOND FLOOR)

A self contained unit with access either via the Restaurant or via the rear entrance patio doors and located on the second floor. Comprising of:-

LANDING

With access to the insulated loft space.

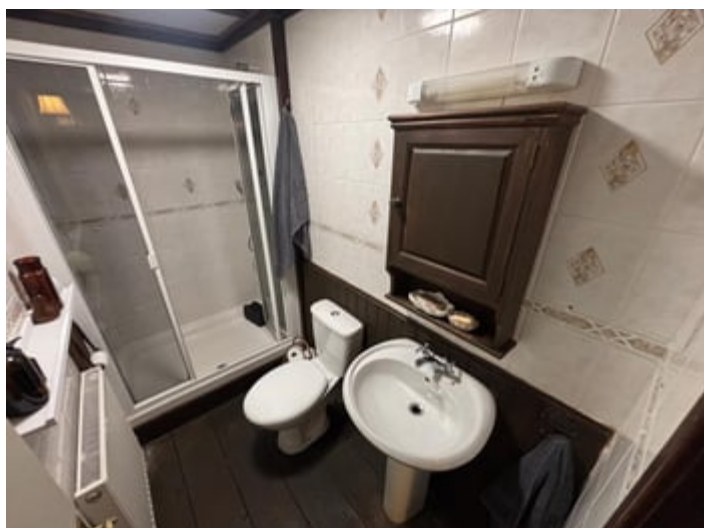
LIVING ROOM/BEDROOM 2 - OWNER'S ACCOMMODATION

12' 0" x 9' 6" (3.66m x 2.90m). With window to the rear, radiator, cupboard space housing the oil fired central heating boiler running all domestic systems within the whole property.



SHOWER ROOM

A character suite comprising of a tiled shower cubicle, low level flush w.c., pedestal wash hand basin, radiator.



BEDROOM 1 - OWNER'S ACCOMMODATION

14' 4" x 9' 2" (4.37m x 2.79m). Being 'L' shaped, with two windows to the front, radiator.



EXTERNALLY

COURTYARD GARDEN

The property boasts a low maintenance enclosed courtyard style garden area with decorative stone and seating areas as well as a side pedestrian gate that leads onto the pedestrian right of way that leads to the side of the property and leading over the River Brenning to the rear. In all creating a pleasant riverside setting in a convenient Town Centre location.

GARDEN SHED

8' 0" x 6' 0" (2.44m x 1.83m). With power and water supply.

OUTSIDE W.C.

With w.c. and wash hand basin for customer use.

FRONT OF PROPERTY



ACCOUNTS

Account and trading information will be made available on request for Bona Fide and proceedable Parties only via the Agents. The business is available as a Going Concern.

AGENT'S COMMENTS

An exciting commercial/residential opportunity within a popular Town Centre location.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX/BUSINESS RATES

We understand the property is exempt for Small Business Rates (to be confirmed).

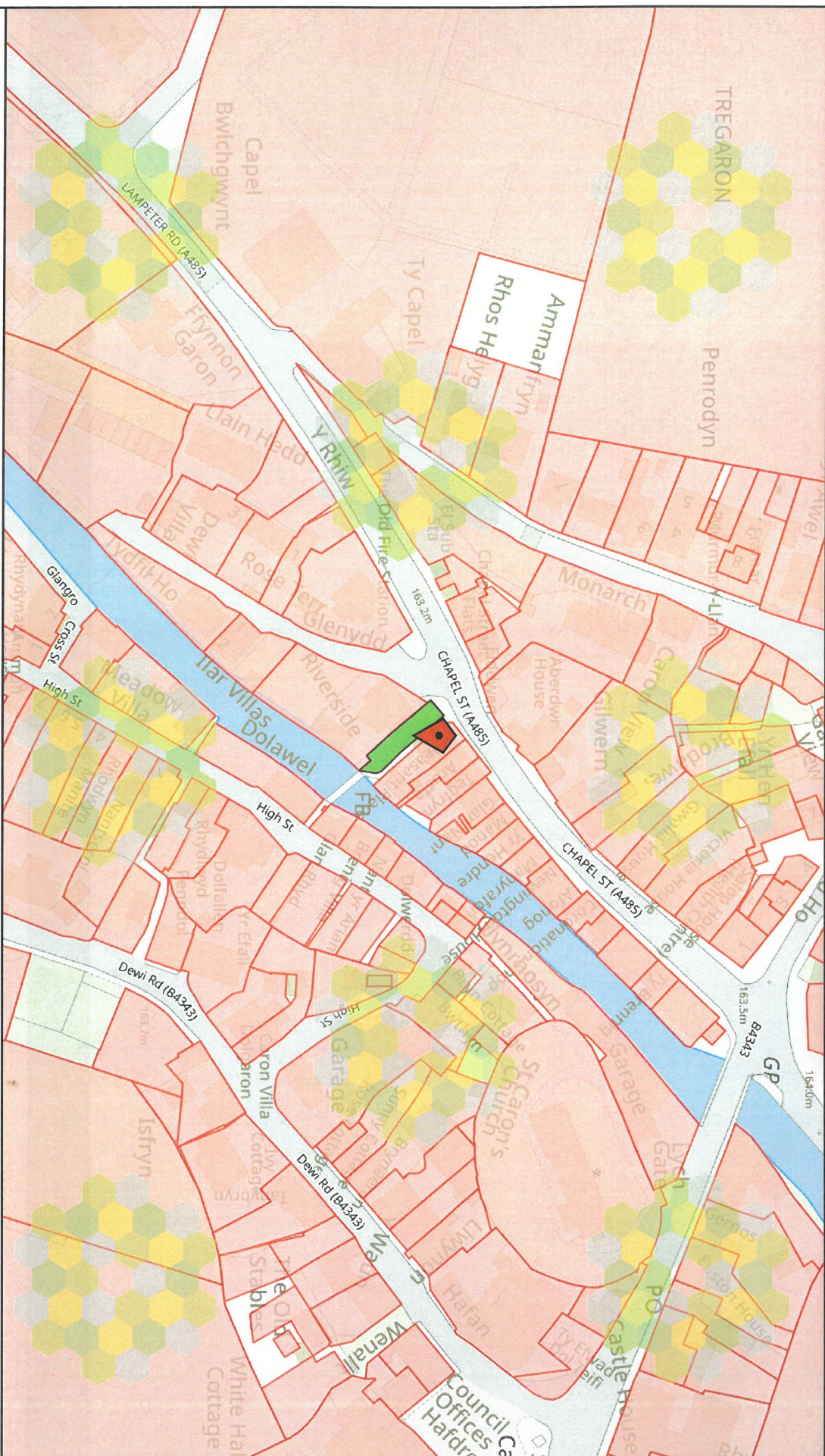
MONEY LAUNDERING REGULATIONS

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.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Full Fibre Broadband subject to confirmation by your Provider.



0 5 10 15 20 25 30 35 40 50m

Map scale 1:1250

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Data last updated 10:00pm 14 MARCH, 2025

Council Tax: Band B

N/A

Parking Types: No Parking Available.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

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

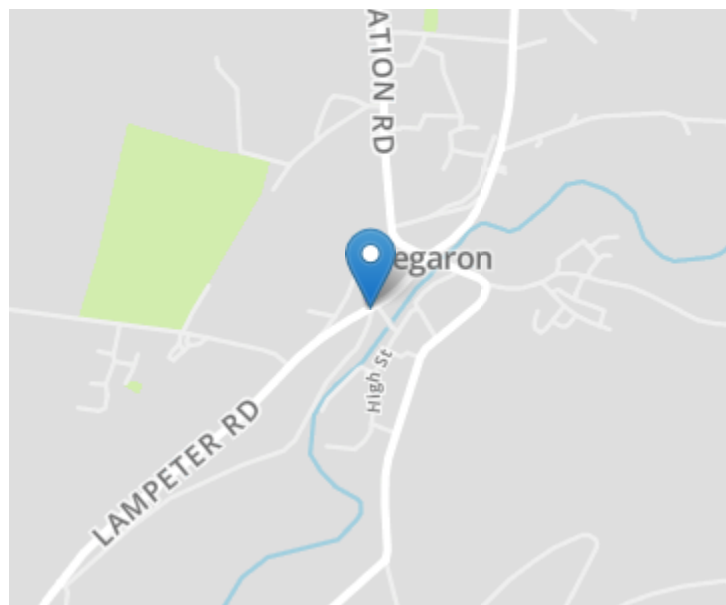
Any risk of coastal erosion? No

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

The property is located within the main thoroughfare of Tregaron. On the square head out on the Lampeter Road and the property will be located on your left hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

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

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