

**TO LET. Superb Town Centre location. An opportunity of acquiring a Lease on a ground floor retail premises in the main thoroughfare of Lampeter, West Wales**



**Siop Llew Du, High Street, Lampeter, Ceredigion. SA48 7BG.**

**£6,500**

**REF: C/2366/LD To Let at £6,500 per annum**

\*\*\* TO LET AT £6,500 PER ANNUM \*\*\* Available on a brand new Lease with attractive terms by negotiation \*\*\* Prime Town Centre location in the main thoroughfare of Lampeter \*\*\* Located adjoining the Black Lion Hotel \*\*\* An exciting commercial opportunity for excellent ground floor premises \*\*\* Just over 1,100 sq ft

\*\*\* Comprising of large ground floor shop premises measuring 31'8" x 23'9" \*\*\* Rear kitchen \*\*\* Large store room \*\*\* Male and Female w.c.'s \*\*\* The property benefits from mains water and mains electricity \*\*\* Good roadside frontage with excellent vehicle and pedestrian footfall \*\*\* The property enjoys front and side access points for deliveries

\*\*\* Central trading district of the Town \*\*\* Within close proximity to Sainsbury's Supermarket, Council owned Car Parks and various small Retailers \*\*\* Excellent trading possibilities - Suiting a range of retail businesses \*\*\* A must view - Contact the Sole Selling Agents



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## LOCATION

Lampeter is a thriving University Town located in the heart of the Teifi Valley, just 12 miles inland from the Cardigan Bay Coastline. The larger County Town and Administrative Centre of Carmarthen is 22 miles to the South and Cardigan Bay Coast lies within a 20 minute drive.



## GROUND FLOOR RETAIL SHOP

31' 8" x 23' 9" (9.65m x 7.24m). Comprising of main shop floor being one large open plan area with front entrance door and three glazed windows to the front High Street, impressive stone fireplace, fitted changing rooms, door through to the rear store and kitchen.

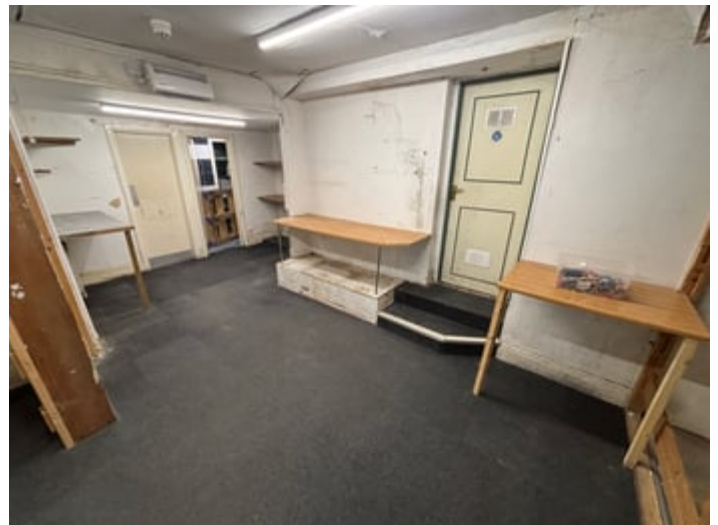


## GROUND FLOOR RETAIL SHOP (SECOND IMAGE)



## STORE ROOM/OFFICE

22' 0" x 13' 6" (6.71m x 4.11m). With side entrance door, fitted shelving.



## GENTS W.C.

With one cubicle, two urinals, wash hand basin.

## LADIES W.C.

With two cubicles, wash hand basin.

## KITCHEN

14' 8" x 4' 1" (4.47m x 1.24m). With fitted single sink and drainer unit, electric water heater, fitted shelving.

## EXTERNALLY

## PARKING

Please note there is NO PARKING with the property.

## **TERMS**

The property is available on a brand new Lease with attractive terms by negotiation.

## **Services**

We are informed by the current Landlord that the property benefits from mains water, mains electricity, mains drainage.

**Council Tax:**

N/A

**Parking Types:** No Parking Available.

**Heating Sources:** None.

**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

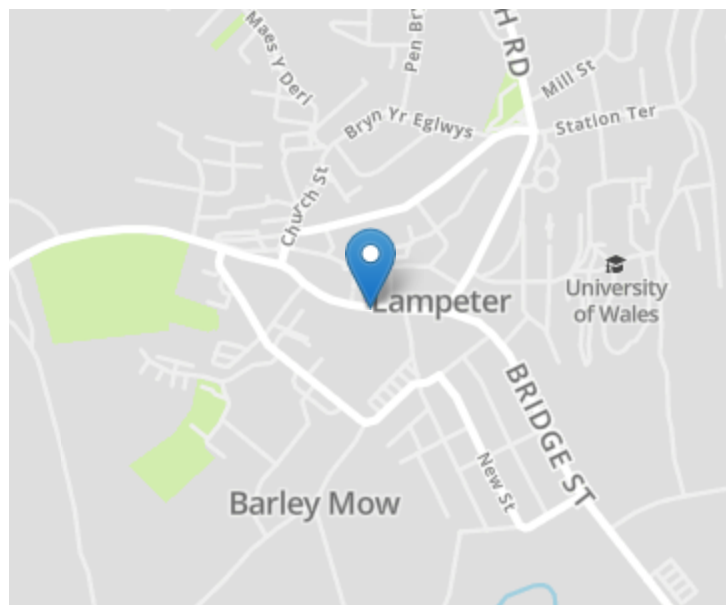
**Any risk of coastal erosion?** No

**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

Siop Llew Du is positioned on High Street in Lampeter adjoining the Black Lion Hotel, as identified by the Agents 'To Let' board.

**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 properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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 :

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

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