

TO LET. Superb Town Centre location. An exciting opportunity of acquiring a Lease on an excellent ground floor lock-up retail shop unit of approximately 1,097 sq ft within the Town Centre



Unit 4, Crown Stores, 34/35 High Street, Lampeter, Ceredigion. SA48 7BB.

£13,000

REF: C/2343/LD TO LET AT £13,000 PER ANNUM

*** TO LET AT £13,000 PER ANNUM *** Available on a brand new lease with attractive terms by negotiation *** Prime Town Centre location *** A rare opportunity of acquiring a lease of an excellent ground floor/lock-up retail shop of approximately 1,097 sq ft (37'5" x 29'7") *** Located within the Town Centre of Lampeter adjacent to Sainsbury's Supermarket and Council owned Car Park

*** Recently refurbished throughout being re-plastered, new flooring, new plumbing and new heating *** Brand new kitchen and w.c. facility *** Double double entrance and rear fire exit doors *** Access onto the communal rear yard area

*** Close to the University of Wales Trinity Saint David Campus and Junior and Secondary Schooling *** Within the main central trading district of the Town *** Prime position offering exciting and excellent retail premises that would suit a range of commercial enterprises *** Adjoining the Town Hall and Sainsbury's Supermarket with excellent footfall and parking facilities nearby



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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/LOCK-UP UNIT

Comprising of

MAIN SHOP

37' 5" x 29' 7" (11.40m x 9.02m). With double door access to the front, double door fire exit to the rear, new electrics, new plumbing, new flooring throughout, two wall heaters/air conditioning units.

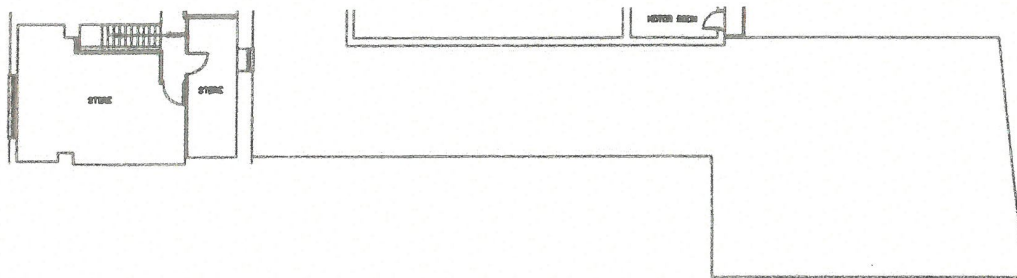


MAIN SHOP (SECOND IMAGE)

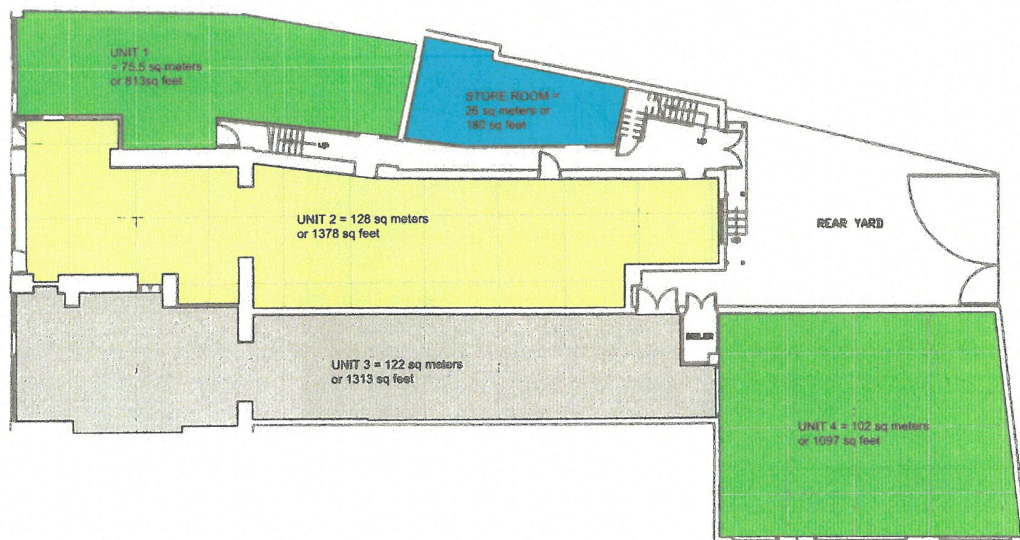


Services

We are informed by the current Landlord that the property benefits from mains water, mains electricity, mains drainage, gas fired central heating. We must note that the property has separate electric meters to all units as well as gas central heating.



FIRST FLOOR PLAN



GROUND FLOOR PLAN

NORTH

Unit 4

MATERIAL INFORMATION

Parking Types: No Parking Available.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Level access.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

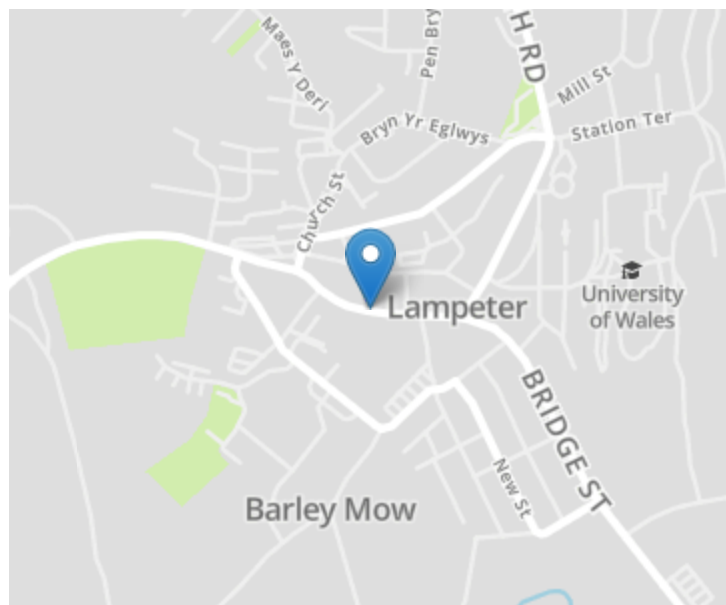
Any risk of coastal erosion? No

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

Unit 4 is positioned just off Lampeter High Street by proceeding under the archway of the Town Hall. It will then be on your left hand side, as identified by the Agents 'For Sale' board.

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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