

***TO LET ! Prime sea front restaurant in a popular coastal village of Tresaith - West Wales***



**Pentraeth, Tresaith, Cardigan, Ceredigion. SA43 2JL.**

**P.O.A.**

**Ref C/2330/ID**

**\*\*TO LET ! \*\*A rare and exciting opportunity\*\*Prime sea front position in the tourist hot spot and popular village of Tresaith on Cardigan Bay\*\*Large outside area\*\*To provide up to 50 covers internally & externally\*\*Flexible Lease structure\*\*Will be refurbished for trading\*\*Ready Spring 2025\*\***

**\*\*AN OUTSTANDING COASTAL OFFERING, RARELY AVAILABLE\*\***

Pentraeth is located in the heart of the sought after coastal village of Tresaith, one of the most popular sandy coves along this Cardigan Bay coastline and a hot spot for tourists. Tresaith lies some 10 minutes drive from the larger village of Aberporth which offers a good range of day to day amenities including primary school, public houses, cafes, bars, restaurants, village shop and post office, laundrette, Blue flag sandy beaches and access to the All Wales coastal path. The larger town of Cardigan is some 20 minutes to the south with its supermarkets, cinema, Community Health Centre, Six Form College, retail parks and High Street offerings.



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## GROUND FLOOR

### Trading Area

Being approximately 1,000 sq ft of internal trading space which will provide covers for approximately 50 persons.

The vendors are currently in the process of renovating the building and the successful applicant will be involved in decisions within the renovations.

### Externally



### Services

We are advised that the property benefits from mains water, electricity and drainage.



## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**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 in the centre of the village of Tresaith set back from the sea front.

## Energy Performance Asset Rating

More energy efficient



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

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**52** This is how energy efficient the building is

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

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