

*An excellent commercial former banking premises to let in a prime location on the High Street of Lampeter town centre, West Wales.*



37 High Street, Lampeter, Ceredigion. SA48 7BB.

£17,500

**C/2302/AM - TO LET - RENTAL PER ANNUM**

\*\*\* Premises available to let at £17,500 per annum \*\*\* Ground floor Rental \*\*\* Comprises of a former banking hall with meeting rooms and staff facilities \*\*\* Newly refurbished \*\*\* Access points to the front, rear and side of the property \*\*\* Good Sized lower ground floor basement with internal access \*\*\* Gas Central Heating \*\*\*

\*\*\* Conveniently located in the centre of Lampeter \*\*\* Level walking distance to all amenities \*\*\*

\*\*\* Parking available to the rear of the building by separate negotiations \*\*\*



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## Location

Located in the in the University Town of Lampeter in the heart of the Teifi Valley, 12 miles inland of the Georgian Harbour Town of Aberaeron, 20 or so miles North of Carmarthen. Lampeter offers a wide range of amenities with business and leisure facilities, including both Junior and Secondary Schooling, Supermarkets, Doctors Surgery, Chemists, Places of Worship, Dentists, and National Banks. Post office and convenience store nearby.



## General Description

Extensive former banking hall with a number of meeting rooms, staff facilities and a basement for storage. The number of different rooms and sizes provides the opportunity for a wide range of uses.

### Ground Floor Main Room

19' 5" x 27' 4" (5.92m x 8.33m) Recently refurbished with laminate flooring and radiators. Understairs storage cupboard



### Front Meeting Room

14' 9" x 9' 1" (4.50m x 2.77m)



### Rear Meeting Room

14' 9" x 11' 6" (4.50m x 3.51m)





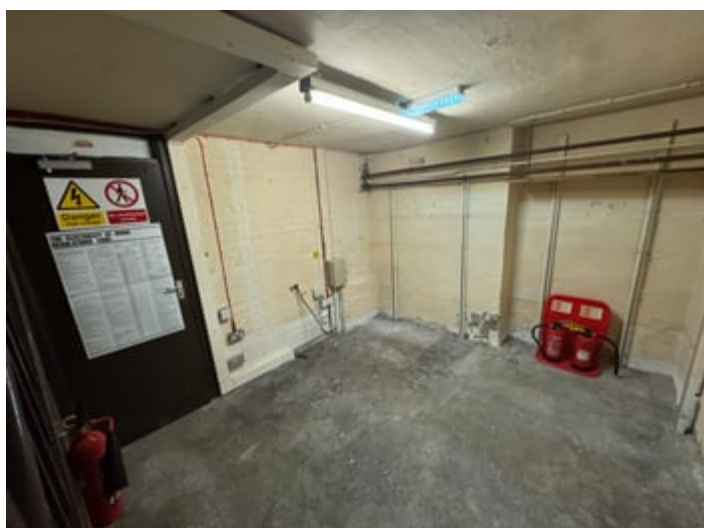
### Rear Staff Room 1

15' 0" x 10' 6" (4.57m x 3.20m) With radiator and store cupboard. Access leading to:



### Basement

14' 7" x 9' 8" (4.45m x 2.95m) With a store room off housing the boiler.



### Staff Room 2

15' 9" x 15' 0" (4.80m x 4.57m) Rear entrance door. 2 radiators and an air conditioning unit.

### Rear Hall

With 4 small store rooms off

### Inner Hall Off Ground Floor Main Room

With a large safe and a rear exit door.



### Kitchen area

12' 3" x 11' 3" (3.73m x 3.43m) With wall and floor units with worktop surface over. Stainless steel sink and drainer unit. Two radiators.



### Ladies W.C.



11' 8" x 8' 2" (3.56m x 2.49m) with a low level flush W.C. and two wash hand basins.

### Gents W.C.

8' 6" x 8' 0" (2.59m x 2.44m) with a low level flush W.C. and two wash hand basins.



### Tenure and Possession

A new full, repairing and insuring lease will be available - terms to be discussed with Agents.

### Rear of Property



### Option

Private parking to the rear of the property is available by separate negotiations

### Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas, gas fired central heating, telephone subject to B.T. transfer regulations, Broadband available.

## Directions

The property is centrally positioned within the heart of the University town of Lampeter on the main High Street 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 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'

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

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