

Regulated by:



TO LET - A rare business opportunity. Prominent Town Centre location. Tregaron, West Wales



**Business/Retail Unit, Former Lloyds Bank Chambers, The Square, Tregaron, Ceredigion.
SY25 6JL.**

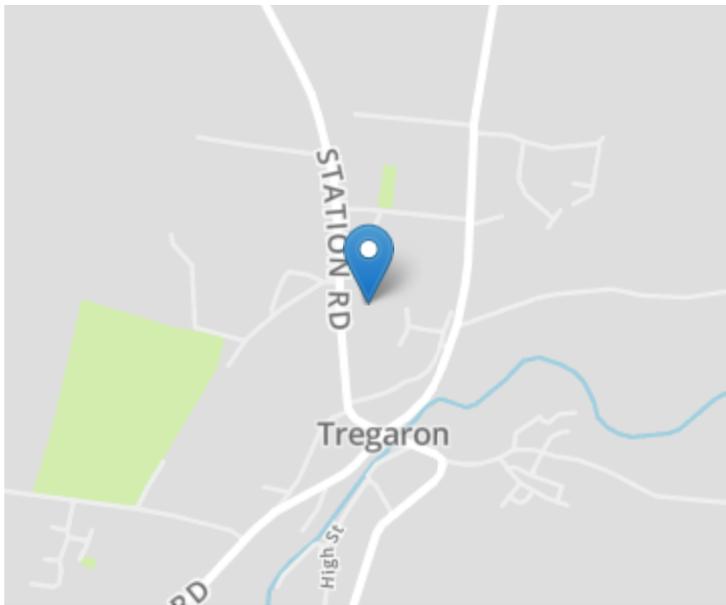
REF: C/2277/LD TO LET

£5,200

*** Shop/Office to Let at £5,200 per annum *** Expanding business - Need office space then this is the perfect location

*** New potential business opportunity *** Useful well situated prime Town Centre location *** Ideal starter unit with competitive rates *** Lock up business Available on new competitive lease term *** Length of lease by negotiation *** Asking price £100.00 per week (£5,200 per annum) *** 415 sq ft in total with large shop unit, separate kitchen and w.c. *** Large display and prominent window with ample footfall *** Suiting a range of uses - Office/Shop/Retail Unit

*** Walking distance to all of Tregaron amenities *** Popular Market Town of Tregaron



LOCATION

Tregaron is located in the heart of the Teifi Valley in the foothills of the Cambrian Mountains, 10 miles from the University Town of Lampeter and 16 miles South from the University Coastal Resort and Administrative Centre of Aberystwyth.



THE PREMISES

The premises at present offers more particularly the following.

COMMUNAL ENTRANCE HALL

To

SHOP/OFFICE

In total measuring 415m sq with large prominent display window, various electricity points, spot lighting, laminate flooring, electric wall heater.



SHOP/OFFICE (SECOND IMAGE)



SHOP/OFFICE (THIRD IMAGE)



W.C.

Disabled friendly, with low level flush w.c., pedestal wash hand basin, extractor fan.



KITCHEN

9' 6" x 4' 1" (2.90m x 1.24m). Having built-in floor cupboard with stainless steel sink and drainer unit with electric water heater, ample storage.



FRONT OF PROPERTY



TENURE AND POSSESSION

We are informed the property is of Leasehold Tenure.

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 mains services are connected and available including water, electricity and drainage. £100.00 agreed fee to paid to cover electricity charges.

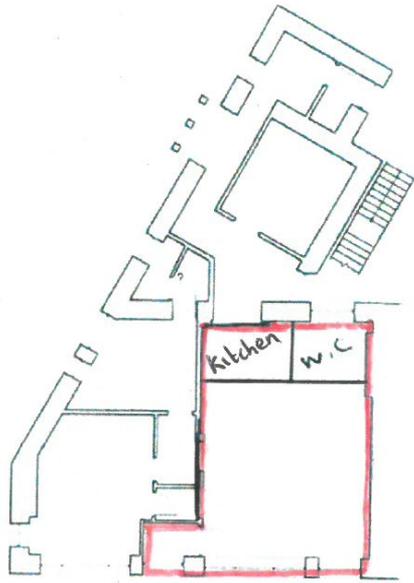
Directions

The property is located opposite Jenkins Petrol Station on the main thoroughfare from Lampeter entering Tregaron Square.

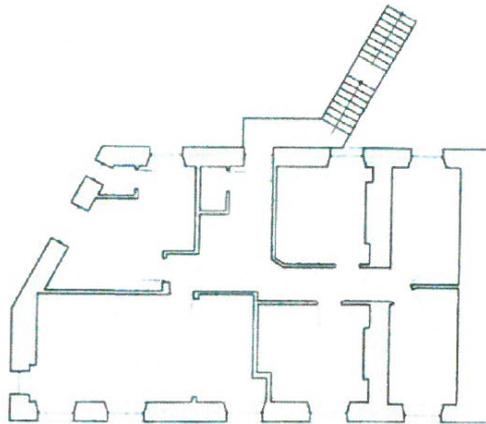
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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

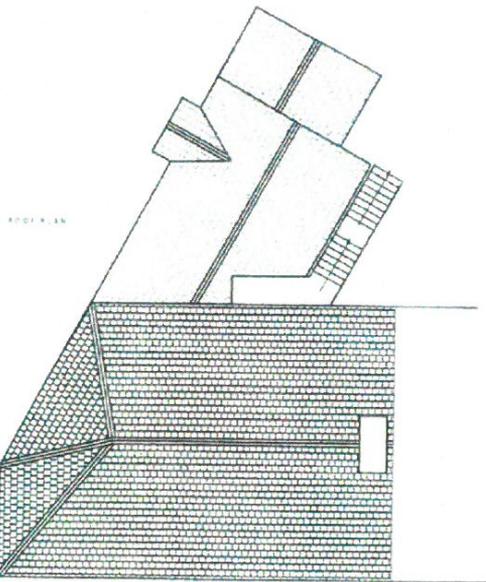
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION



ArchiSurv Ltd			
Project:			
Drawing No:	10001/01		
Author:	10	10001/01	10/10

