

A re-development opportunity. A well positioned commercial unit located within the Industrial Estate in Tregaron, West Wales



The Dairy, Station Road, Tregaron, Ceredigion. SY25 6HX.

£55,000

REF: C/2379/LD

*** A well positioned commercial unit located within the Industrial Estate in Tregaron *** Commercial building measuring 20'9" x 32'2" *** In need of re-construction/re-building *** Extensive tarmacadamed forecourt/parking area

*** Development opportunity suiting a range of uses - Be it workshop, storage or commercial outlet *** Mains electricity connected *** Partly boundary fenced

*** Centre of Town location surrounded by various Industrial and Commercial Enterprises *** Easily accessible and within walking distance to all Town amenities *** A rare opportunity *** Ideal for Owner occupation or for investment purposes *** Contact the Sole Selling Agents



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LOCATION

Tregaron lies 7 miles North from the University Town of Lampeter, 16 miles South from the University Town Coastal Resort and Administrative Centre of Aberystwyth. The A40 at Llanwrda is within a 30 minute drive. The unit sits centrally within the Industrial Estate with good roadside frontage and access.

GENERAL DESCRIPTION

A rare opportunity. A well positioned commercial unit and yard located centrally within Tregaron Industrial Estate. The property is in need of work but could be re-established to offer a useful commercial workshop storage space (subject to consent).

It benefits from mains electricity. Mains water and drainage connection is located nearby.



COMMERCIAL UNIT

20' 9" x 32' 2" (6.32m x 9.80m). Offering one large workshop space with electricity connected, manual up and over door and side service door.



COMMERCIAL UNIT (SECOND IMAGE)



YARD FRONTAGE

Being tarmacadamed and partially boundary fenced and enjoying a centre position with good roadside frontage and passing trade.



YARD (SECOND IMAGE)**REAR OF PROPERTY****PLEASE NOTE**

The property is in need of renovation but benefits from a convenient location with good roadside frontage and access.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

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 the property benefits from mains electricity. Mains water and drainage connection is located nearby.

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Garage. Private.

Heating Sources: None.

Electricity Supply: Mains Supply.

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

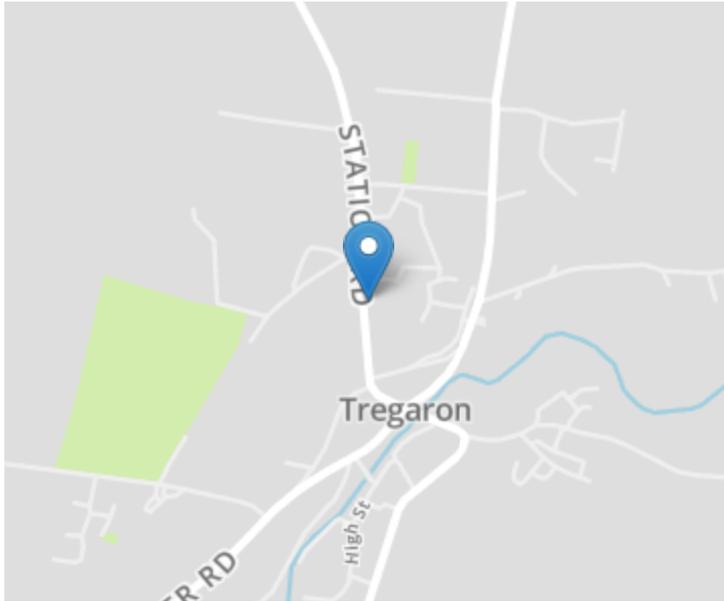
Any risk of coastal erosion? No

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

From Lampeter take the A485 road towards Tregaron. At Tregaron square turn left and continue on the Aberystwyth road. Turn by the Convenience Store towards the Leisure Centre. The property is located within Station Road and rear of Clynderwen Farmers Cooperative, close to Tregaron Bowls Club and Evans Coaching Depot, 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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