

***TO LET - Prime Commercial workshop/warehouse with potential for range of uses. Temple Bar
Near Aberaeron/Lampeter - West Wales.***



Garlyn Garage, Temple Bar, Felinfach, Lampeter, Ceredigion. SA48 8BH.

£20,000

PER ANNUM Ref C/2349/RD

****TO LET**** Prime Workshop and Warehouse opportunity. Fantastic location along the strategic main road route**Useful 3,000 sq ft workshop space**With potential for alternative uses (stc)**Suitable for B1,B2 & B8 uses**Parking spaces for 10+ vehicles to front**Use of rear court yard, yard and parking area**Single phase electricity**Accompanying office and accounts space**Spray bake low commercial spray booth**Well established business premises**A well maintained and presented building**Flexible Lease terms available**

AN UNIQUE OPPORTNITY ALONG THIS BUSY MAIN ROAD THAT MUST BE VIEWED TO BE APPRECIATED.

The property is located within the village of Temple Bar community positioned along the A482 Aberaeron-Lampeter road. The village lies in close proximity to Felinfach offering a recently opened community primary school, co-operative country stores, public house, mini supermarket, petrol station, village shop and post office, hairdressing salon, active village hall and places of worship new state of the art gym.

The property lies equi distance drive from the larger University centre of Lampeter and the coastal town of Aberaeron.



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GENERAL

An opportunity to let a well established business premises strategically positioned along this busy main road.

The rent proposed is £25,000 per annum with an tenancy of 5-10 years being options put forward.

The property is set within a large plot with tarmacadamed forecourt and parking spaces to the front with gravelled rear court yard available to use to the rear of the property.

We believe the property can continue in its current form as a vehicle workshop, spraying and accident repair centre or as a general garage or having alternative use potential, particularly B1, B2 and B8 planning uses. Proposed tenants should make their own investigations with the planning department as to what maybe suitable.

The Accommodation provides as follows -

Front Office

19' 1" x 8' 8" (5.82m x 2.64m) accessed via glass panel upvc door, window to front, front servery and desk space. BT wi fi point. Glass door to workshop area.



W.C

With w.c. single wash hand basin, half tiled walls.

Accounts Room

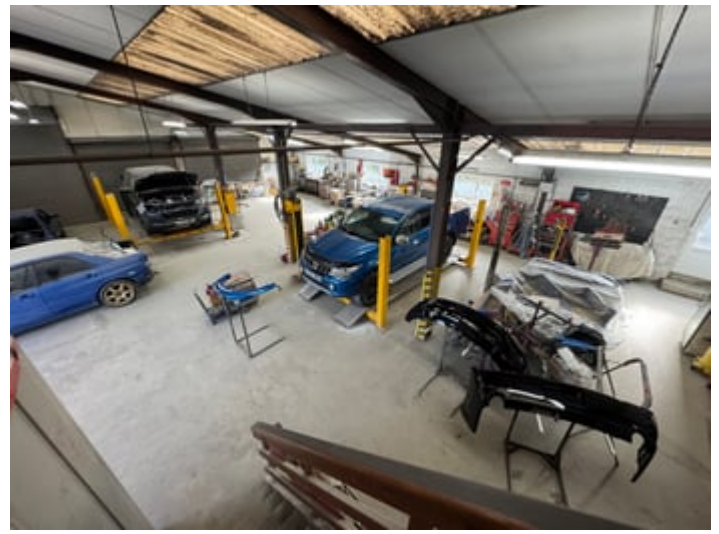
10' 5" x 6' 4" (3.17m x 1.93m) with window to front, multiple sockets, connecting door to the rear spray booth space.



Workshop

60' 0" x 48' 0" (18.29m x 14.63m) of steel frame construction with block walls and insulated sheets to roof, 12' roller shutter doors to rear, 2 x 10' roller shutter doors to rear. Vehicular

side entrance. 3 x hydraulic car lifts. (Option to have included). Side window and pedestrian door. Smooth concrete floor, multiple sockets.



Corner W.C.

With w.c. single wash hand basin.

Mezzanine Floor Area

with storage space over.

Staff Room



10' 5" x 14' 4" (3.17m x 4.37m).

Spray Booth



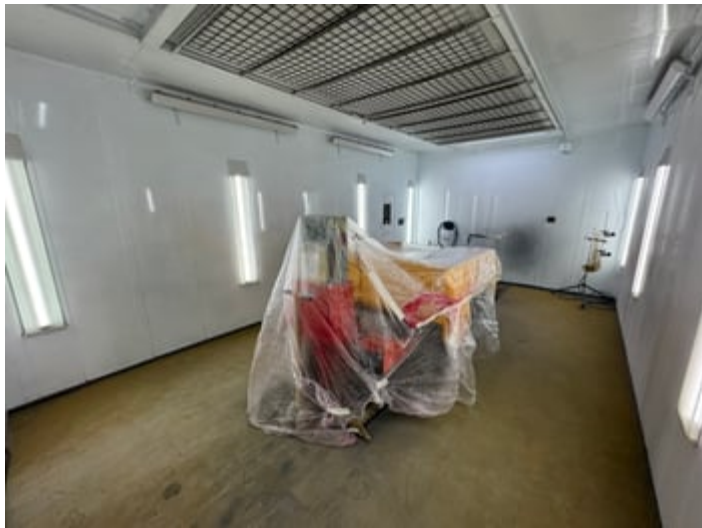


Rear Spray Booth Area

With external flue over.

EXTERNALLY

To The Front



13' 8" x 27' 8" (4.17m x 8.43m) Spray bake low commercial unit spray booth with concrete base, bi-fold doors to front. Side pedestrian door to -

Inner Hallway

With access to -

Paint Mixing Room

10' 7" x 9' 5" (3.23m x 2.87m)





The property is approached from the A482 county road into a tarmacadamed forecourt with space for 10+ vehicles to park and steps leading down to the office and entrance area. Continuing tarmacadamed area leading through to a-

Rear Courtyard Area





Finished in gravel, providing access to the rear roller doors and building.

Side Wash bay and access to the side of the building.

This provides ample space for storage and parking cars.

PLEASE NOTE -

The rear courtyard will be subject to a licence to occupy and will be shared by the vendor to access existing buildings for personal use.

This will not disrupt any business operating from the premises.

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.

VIEWING

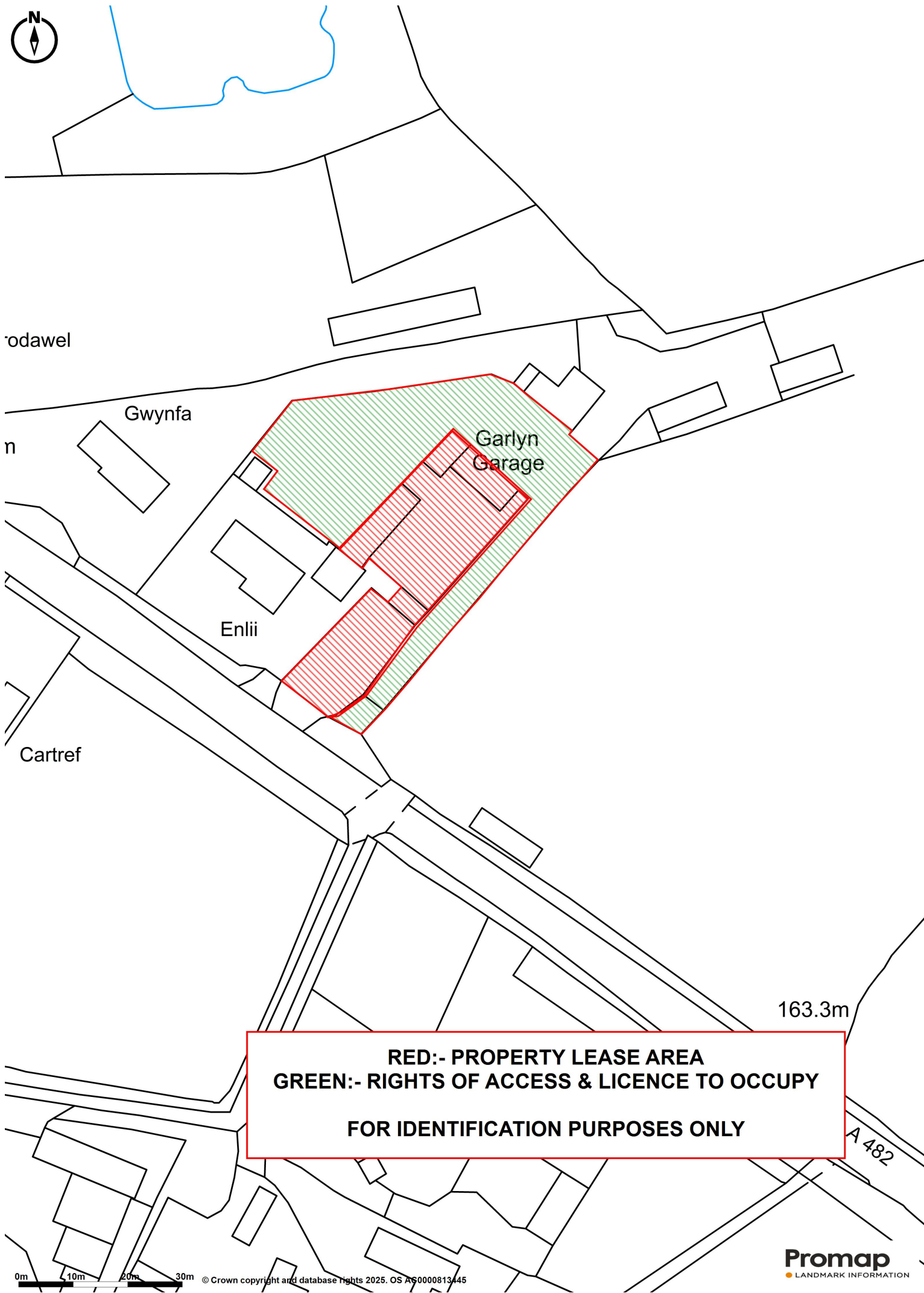
Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

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

Services

We are advised that the property benefits from mains water and electricity. Private Drainage. Oil for spray booth purposes.



RED:- PROPERTY LEASE AREA
GREEN:- RIGHTS OF ACCESS & LICENCE TO OCCUPY
FOR IDENTIFICATION PURPOSES ONLY

163.3m

A 482

MATERIAL INFORMATION

Parking Types: Private.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: Cable.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

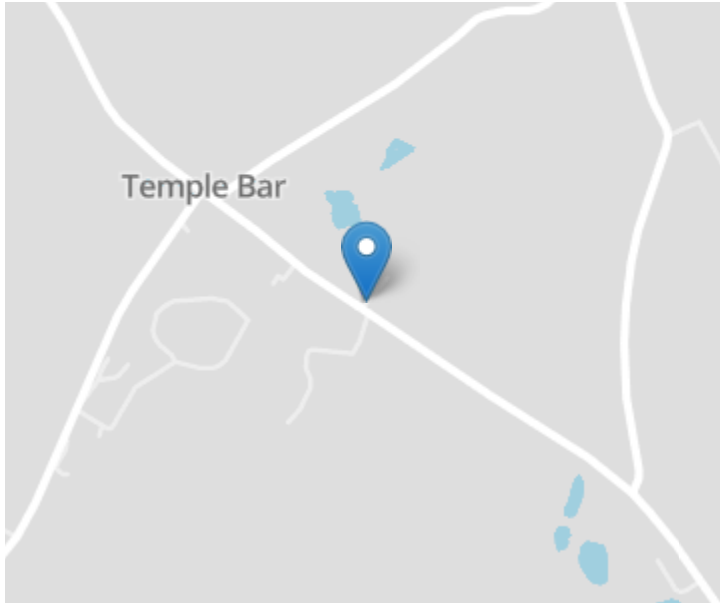
Any risk of coastal erosion? No

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

Travelling south from Lampeter on the A482 sign posted Aberaeron, proceed for approximately 15 minutes travelling through the village of Creuddyn Bridge and down hill into Temple Bar. On entering the village of Temple Bar the access to Garlyn Garage is immediately on your right hand side.

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

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