

Regulated by:



**RICS**



Since 1989

*Fabulous commercial premises with residential apartment over. Cardigan. West Wales.*



**(Formerly Eagle Inn) Fusion, Castle Street, Cardigan, Ceredigion. SA43 3AA.**

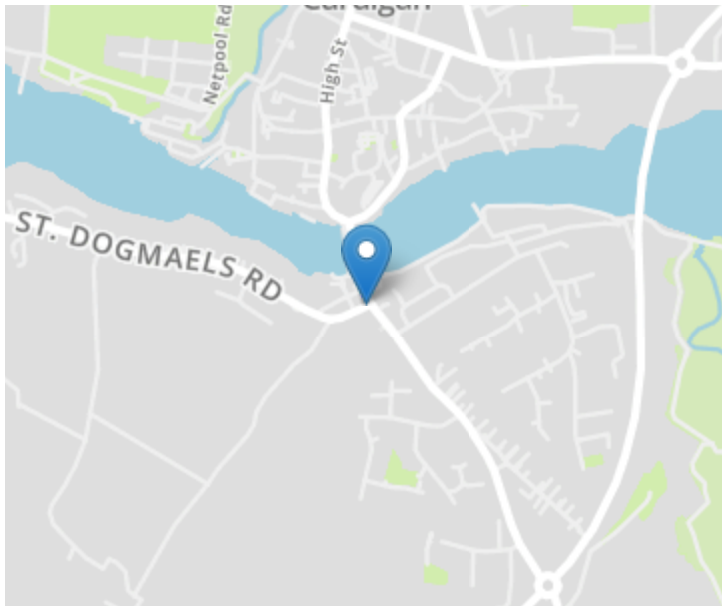
**C/2279/RD**

**£250,000**

\*\* A well established commercial premises \*\* Former Old Eagle Inn public house \*\* More recently Fusion restaurant \*\* Well presented with excellent trading opportunity \*\* Potential change of use into various commercial or residential opportunities (stc)  
\*\* Prominent town centre location \*\* Apartment over offering 3 bedroom accommodation and good standard of living accommodation \*\*

**\*\* A GREAT OPPORTUNITY NOT TO BE MISSED \*\***

The property is situated centrally within the popular town of Cardigan. An important regional town in south Ceredigion bordering with Pembrokeshire and its National Park, the town offers a level of amenities and services including primary and secondary schools, 6th form college, community hospital, theatre and cinema, traditional high street offerings, retails parks, industrial estates, employment opportunities and good public transport connectivity. The town also boasts a level of renowned local restaurants, cafes and bars and also leisure opportunities. The town is some 10 minutes drive from the Pembrokeshire National Park and the Gwbert Estuary with its popular Poppit Sands.



### Front Entrance

Hardwood entrance door to:

### Vestibule

3' 10" x 3' 04" (1.17m x 1.02m) with hardwood door.

### Bar Area

11' 10" x 15' 09" (3.61m x 4.80m) tiled floor, exposed timber beams, plywood bench, red brick bar with varnished wooden counter top having lighting above with bar size 8' x 5'6" L-shaped, CCTV camera, draught beer tapes, Klimason fridge unit, Olivetti till, stainless steel single drainer wash basin, window to front, timber beam (taken from old walk bridge near property) separating bar area from:



### Snug

14' 0" x 15' 09" (4.27m x 4.80m) with exposed beams, tiled floor, window to front, single plywood seating area, large log burner with red brick surround with slate cover, second plywood seating area with bench, window to side, radiator, multiple sockets. Arch to:



### Parlour

with ramp, tiled flooring, exposed beams, window to side, 3 x radiators, 2 x windows to rear, 1 x skylight.



### Bar Area and Dining Area

24' 02" x 14' 03" (7.37m x 4.34m) with tiled floor, chimney breast feature, 2 radiators, 2 x windows to side, multiple sockets.



### Ladies WC

9' 02" x 6' 02" (2.79m x 1.88m) with tiled floor, half tiled walls, pedestal wash basin, radiator, 2 x windows to side.

### Gents WC

6' 10" x 4' 09" (2.08m x 1.45m) with pedestal wash hand basin, tiled floor, half tiled walls, loft access, radiator, window to front.

### Kitchen

18' 04" x 11' 11" (5.59m x 3.63m) with tiled floor, hardwood door to rear, window to rear and to side, range of appliances including double stainless steel wash basin, stainless steel counter units, refrigerator, 6 hob cooker, ventilation extractor fan, ventilation interlock override system, stainless steel splashback, multiple sockets.





### Inner Hallway

behind bar to:

### Cellar

13' 08" x 6' 09" (4.17m x 2.06m) with working cask beer system and coolers, hardwood double doors to rear.

### Inner Hallway

with stairs rising to:

## FIRST FLOOR

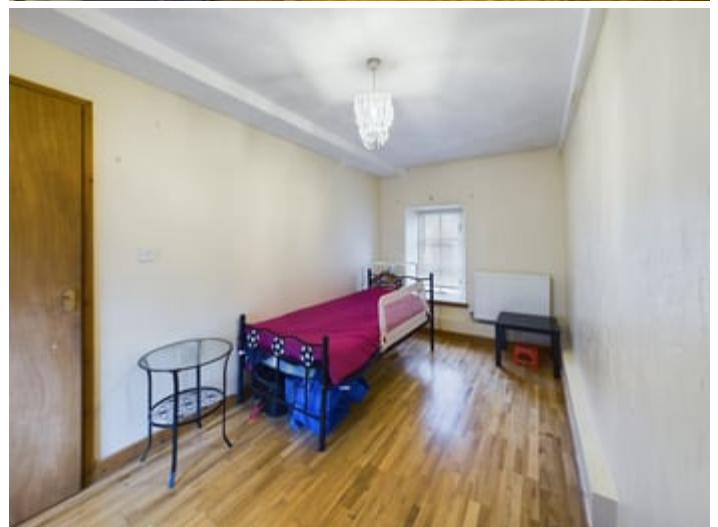
### Loft Flat Hallway

17' 08" x 3' 03" (5.38m x 0.99m) with wood effect laminate flooring, door to:



### Bedroom 1

14' 05" x 7' 07" (4.39m x 2.31m) with wood laminate flooring, window to front, window to side, radiator, sockets and TV point.



## Bathroom

10' 0" x 7' 10" (3.05m x 2.39m) with tiled floor, floor to ceiling tiled walls, 4 piece suite, heated towel rail, frosted window to side.



## Bedroom 2

8' 6" x 10' 05" (2.59m x 3.17m) with wooden floor, radiator, window to side.



## Hallway

with skylight and radiator.

## Bedroom 3

12' 04" x 9' 03" (3.76m x 2.82m) with wood laminate flooring, built-in storage, radiator, window to front, TV and internet point.



## Living Room

16' 07" x 15' 11" (5.05m x 4.85m) with wood effect laminate floor, radiator, window to front, small window to side, single glazed.





hand exit signposted St. Dogmaels and over the Teifi river and the former Eagle Inn/Fusion restaurant is located on your right hand side on the junction with St. Dogmaels road.

## **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**

Mains water, electricity and drainage.

Commercial Energy Rating - C.

Tenure - Freehold and available with vacant possession upon completion.

Flat Council Tax - B

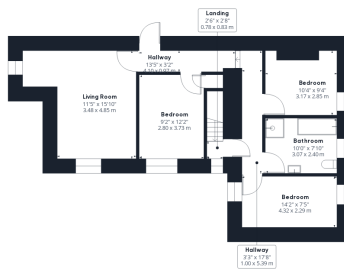
Rateable value - £5,000.

### **Directions**

Travelling along the one way system in Cardigan, as you pass the castle on your right hand side take the immediate left



Floor 0



Floor 1



Floor 0



