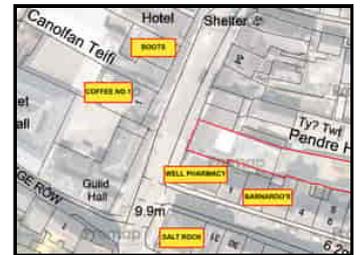


Impressive town centre investment opportunity. Cardigan, West Wales.



58 Pendre, Cardigan, Ceredigion. SA43 1JR.

£390,000

C/5397/RD

**** Impressive town centre investment opportunity ** Cardigan town centre ** Mountain Warehouse in occupation ** Business and residential accommodation over ** Large rear car park area with scope for further development (stc) ** Immaculately maintained and presented ** Available for the first time in generations ** Dominant high street presence ** Adjoining Boots, Saltrock, Greggs, Coffee No.1, Well Pharmacy and fully refurbished Town Guildhall ** A prominent location along the main town thoroughfare ** Current income of £39,000.00 per annum with potential to increase to £47,000.00 ** Useful basement storage area being fully refurbished ****

Outstanding town centre investment opportunity within the ever popular and increasing in popularity town of Cardigan, regularly voted one of the best places to live and work in Wales. Set within the Mid Wales government growth region. 15 minute drive to the Pembrokeshire Coast National Park. The property is situated within Cardigan town centre, one of the most up and coming/trendy towns along the Welsh coastline. The town offers a good level of services including traditional high street offerings, retail parks, industrial estates, primary and secondary school education, cinema and theatre, community hospital and a wealth of growing and renowned eateries.



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Ceredigion, SA46 0AS
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Carmarthenshire, SA31 3AD
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carmarthen@morgananddavies.co.uk

GENERAL

An impressive investment opportunity comprising of Mountain Warehouse national occupiers on the ground floor and basement areas. The lease commenced on the 27 September 2019 being a 10 year lease with a break clause in 2024 which has been surpassed and with the lease currently coming to an end in 2029. The current annual lease is £34,000.00 per annum.

We are advised that this is a good performing outlet for Mountain Warehouse and there may well be scope to extend the current lease period.

Details of the lease can be provided on request.

The accommodation provides more particularly as follows :

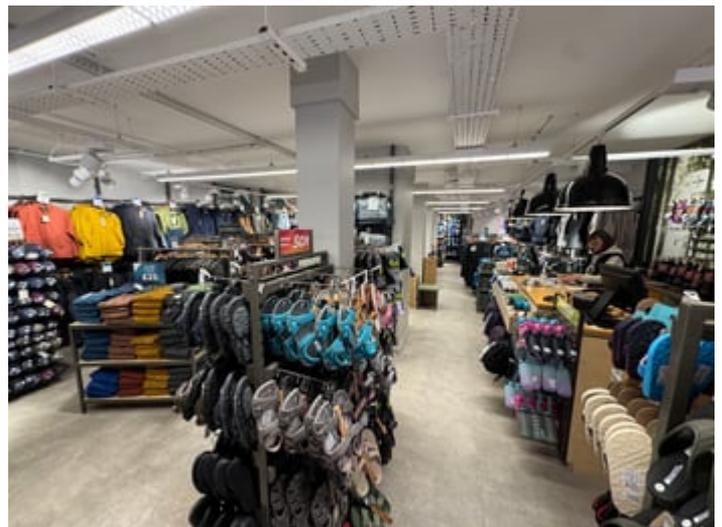
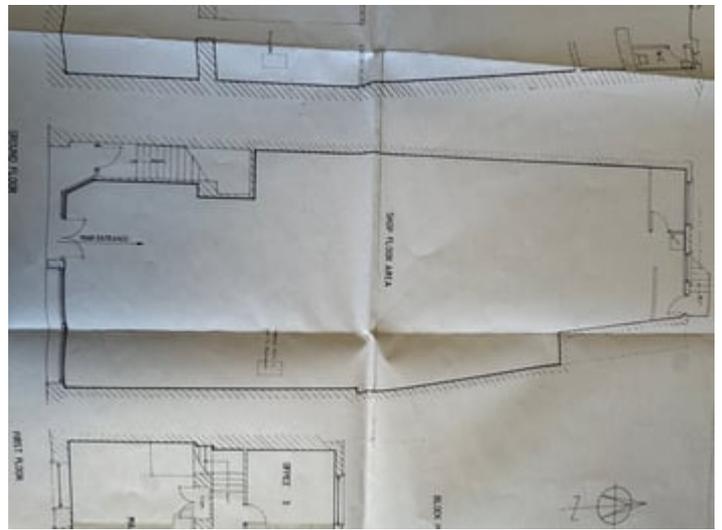
To the first floor there is an annual lease agreement with a commercial tenant currently generating £5,000.00 per annum rent.

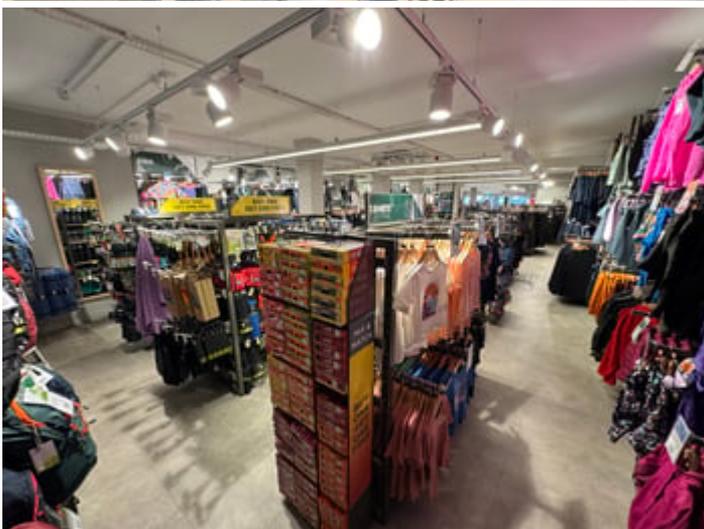
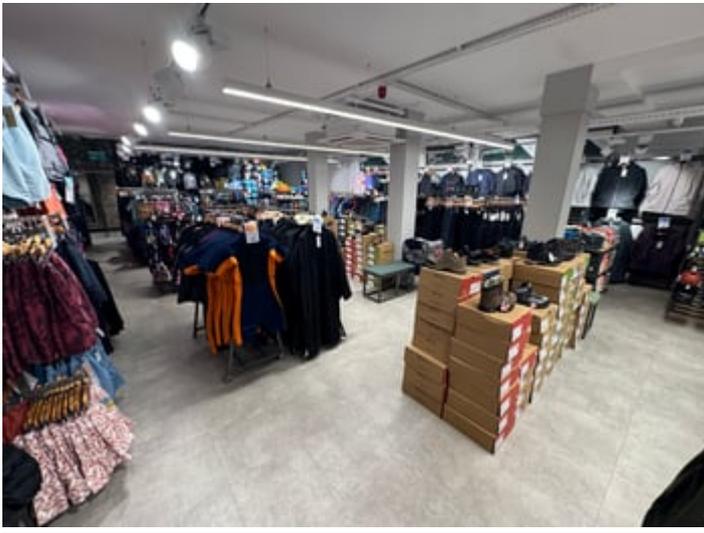
To the second floor is a fully refurbished 3 bedroom apartment overlooking the town centre, this is currently vacant, but has the potential to have an income of at least £8,000.00 per annum.

To the rear of the property is a large private car park area for use only by the occupiers of 58 Pendre, but we believe there is further scope for development in this car park area (stc).

Ground Floor Shop Front

27' 0" x 66' 0" (8.23m x 20.12m) (1800 sq ft) with 22' shop front with sliding electric doors to front, electric fan heaters, tiled vinyl flooring, suspended lighting, front serving counter with BT and WiFi connection points, full open span retail outlet.





Dressing Room

8' 7" x 7' 9" (2.62m x 2.36m) with 2 separate dressing areas, connecting door to rear staff room with external fire exit onto rear staircase.



WC

With single wash-hand basin.

Kitchenette Area/Staff room



12' 7" x 9' 5" (3.84m x 2.87m) with stainless steel sink and drainer with mixer tap and rear external staircase leading down to -

Basement

63' 0" x 20' 0" (19.20m x 6.10m) which is split into 2 large rooms with average 7' height, sliding timber door to rear and side window, plumbing for WC, original flagstone and concrete flooring, stone on brick walls, multiple sockets. Completely refurbished and dry basement storage space utilised by Mountain Warehouse.



FIRST FLOOR

Entrance Hallway

Access by side pedestrian door from the ground floor (being separate from Mountain Warehouse) with steps leading to -

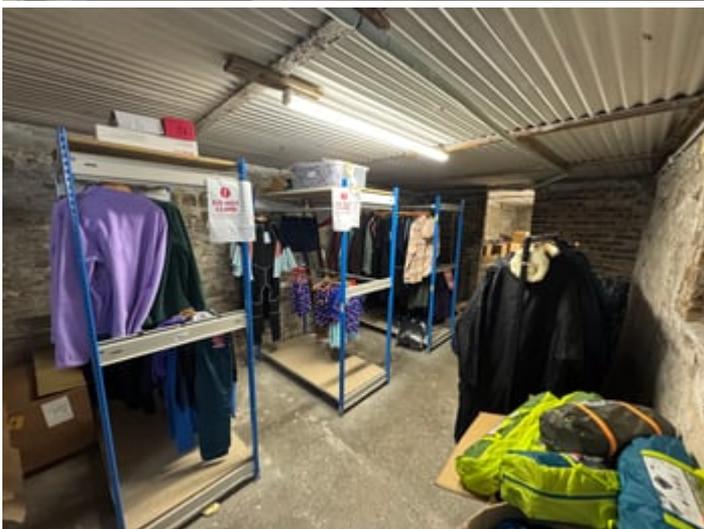


Landing

With storage cupboard.

Room 1

12' 2" x 10' 9" (3.71m x 3.28m) with window to rear, multiple sockets, fire alarm system.



WC

With single wash-hand basin, rear window.



Front Room 2

15' 0" x 29' 6" (4.57m x 8.99m) open span room with 3 large windows to front overlooking the street below, multiple sockets, BT point, strip lighting.



Rear Room 3

14' 9" x 12' 5" (4.50m x 3.78m) with window to rear, multiple sockets.



Rear Double Bedroom 1

13' 9" x 14' 8" (4.19m x 4.47m) with window to rear, multiple sockets.



SECOND FLOOR

Self Contained Apartment

Accessed from the first floor hallway with open staircase with rooflight over onto -

Landing

6' 0" x 13' 6" (1.83m x 4.11m) with heater and airing cupboard.





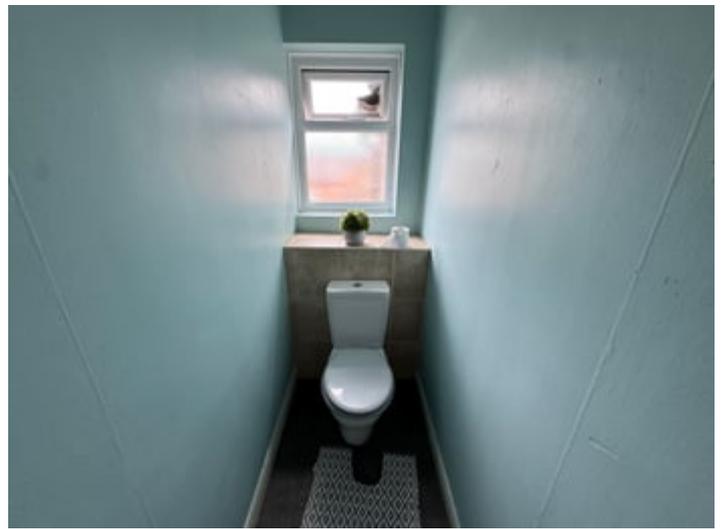
Lounge

11' 9" x 14' 7" (3.58m x 4.45m) with impressive living space with windows overlooking the street below, heater, multiple sockets, access to loft, secondary double glazed units.



WC

With rear window.



Bathroom

5' 3" x 8' 5" (1.60m x 2.57m) with panelled bath with shower over, rear window, fully tiled walls, vinyl flooring, single wash-hand basin.



Kitchen

8' 10" x 14' 2" (2.69m x 4.32m) with a modern white kitchen with a range of base and wall units with Lamona oven and

grill with extractor over, stainless steel sink and drainer with mixer tap, under-larder fridge, space for small dining table, rear window and door to rear balcony area overlooking the town to the rear and potential to create an external staircase off the lower flat roof connecting to the external fire staircase to the rear of the retail unit.



Front Double Bedroom 2

14' 9" x 10' 5" (4.50m x 3.17m) with window to front with uPVC secondary glazing units, multiple sockets, TV point.



Front Single Bedroom 3

6' 3" x 15' 8" (1.91m x 4.78m) with window to front with secondary uPVC double glazed units, multiple sockets.



EXTERNAL

To the front

The property fronts onto Pendre, one of the main town thoroughfares.



To the rear

The property is accessed from William Row, a quiet council lane access leading directly to the property. This extended concrete and tarmac yard area provides ample off-road parking for 4+ vehicles but has scope for future development subject to the necessary consents.





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 ARRANGEMENTS

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

The property benefits from mains water, electricity and drainage. Mains gas central heating connections.

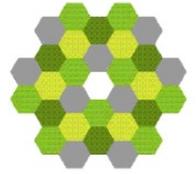
Tenure : Freehold

Council : Ceredigion County Council - Flat Band
B/Commercial Property Rateable Value from 01.04.26 -
£21,250

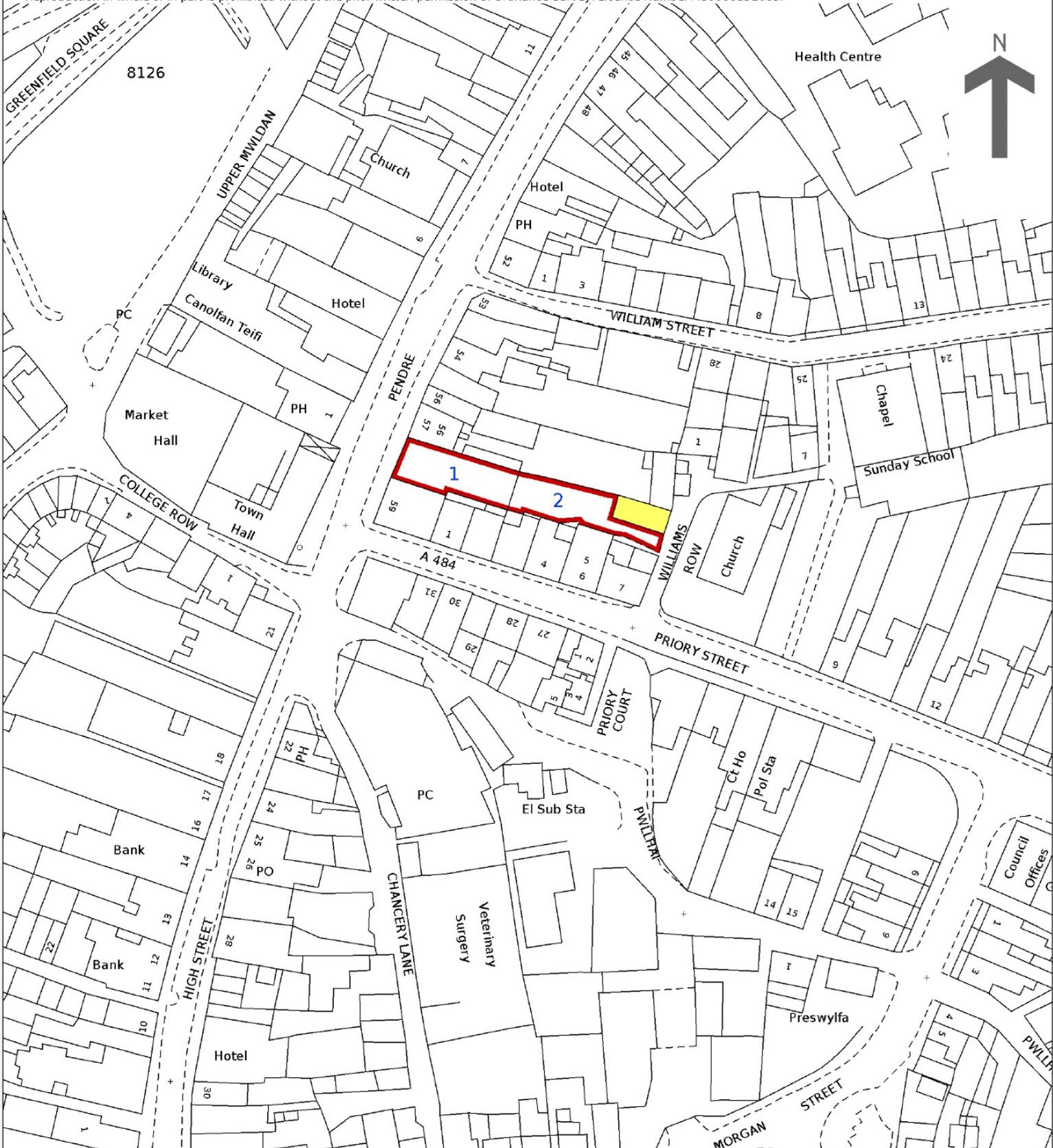
HM Land Registry

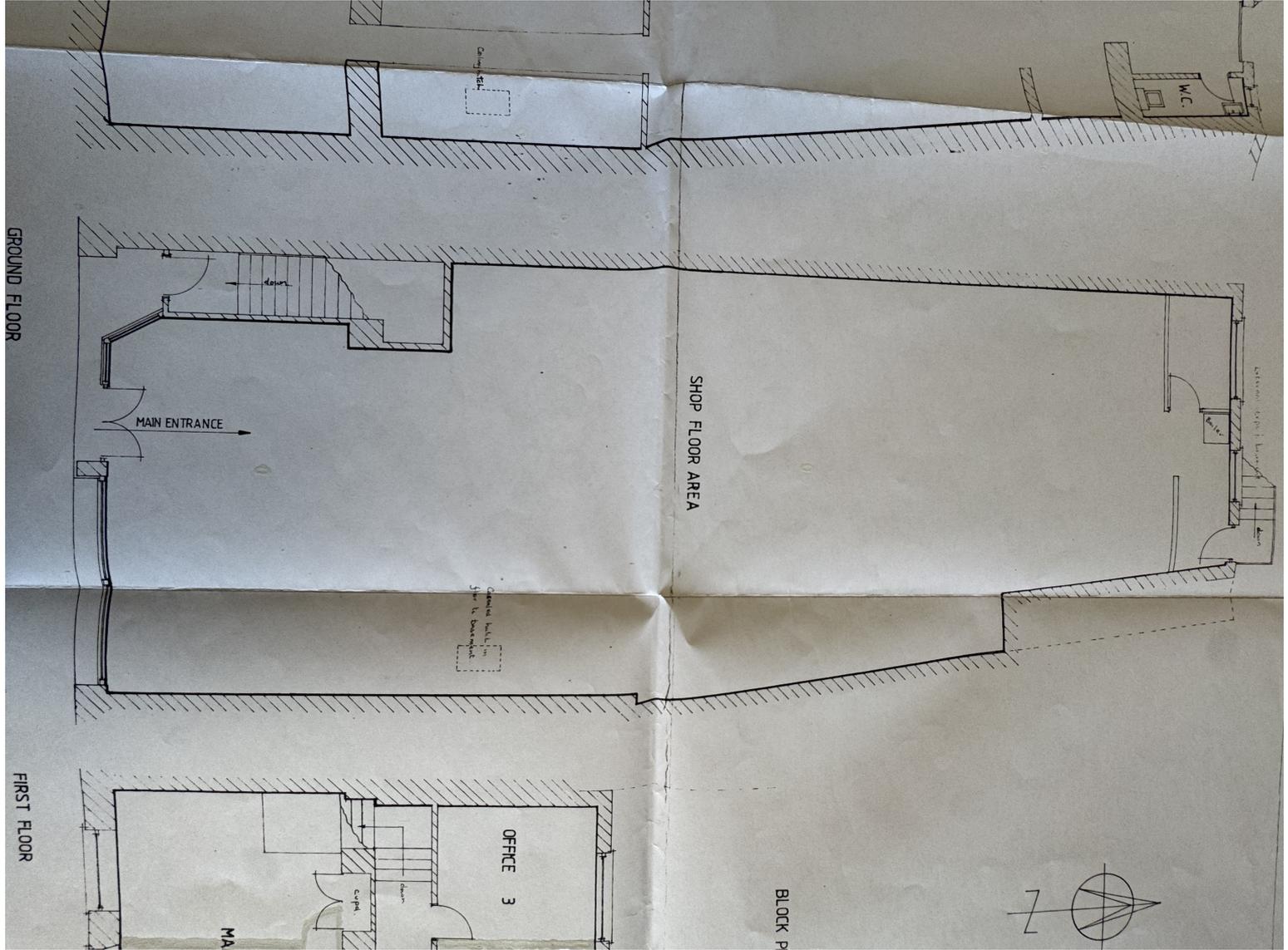
Official copy of title plan

Title number **CYM222464**
Ordnance Survey map reference **SN1746SE**
Scale **1:1250**
Administrative area **Ceredigion / Ceredigion**



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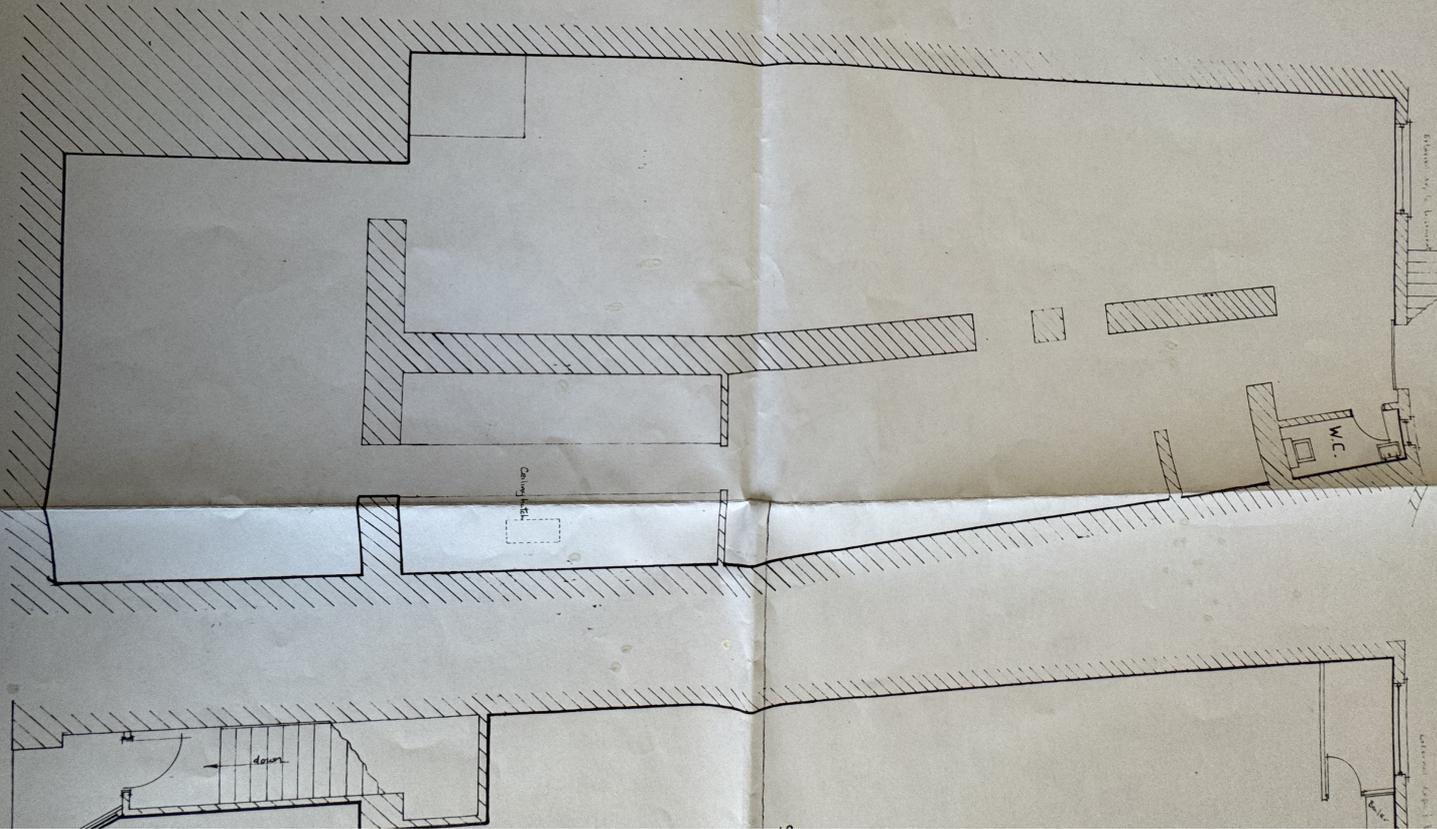




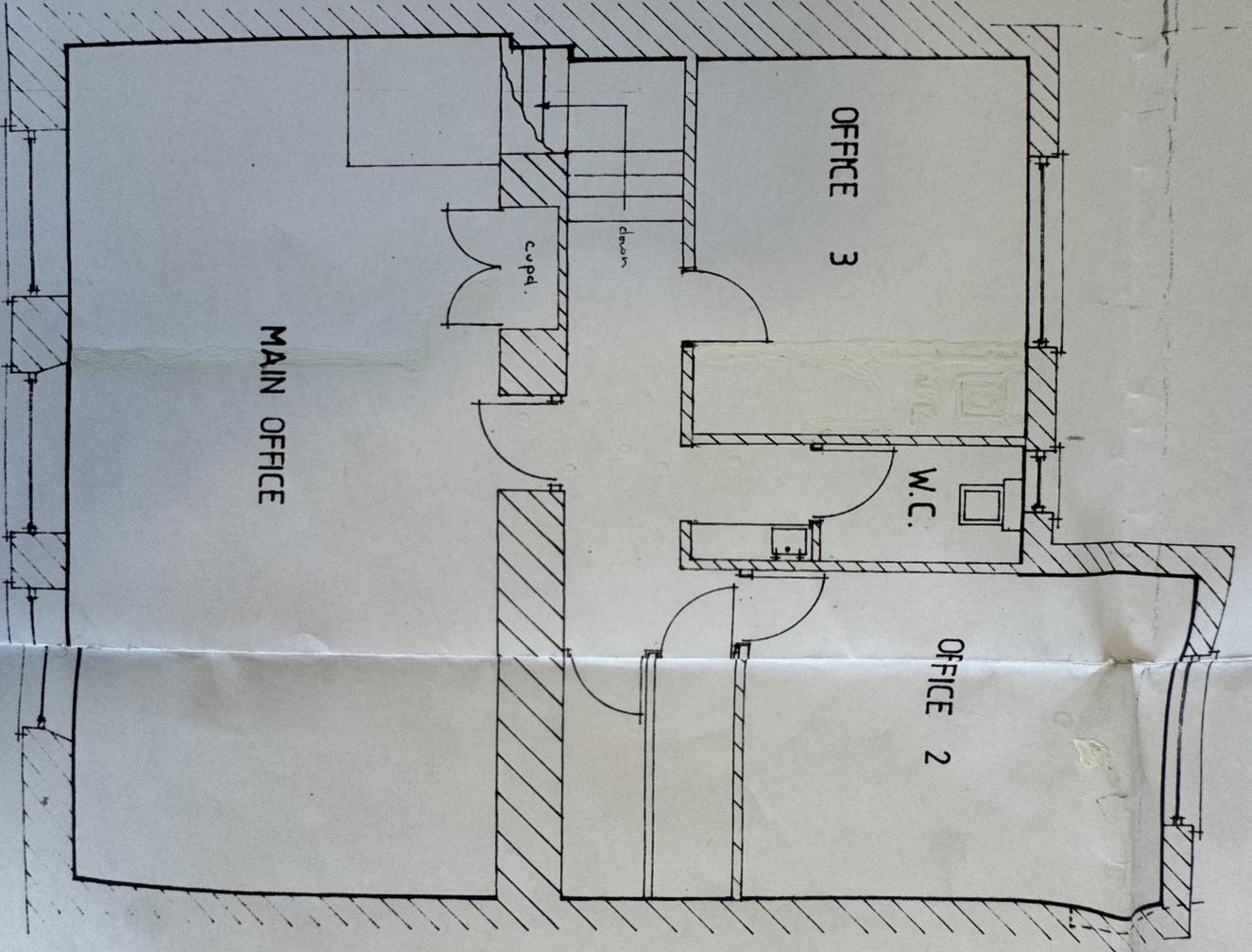
This official copy is incomplete until all the required information has been provided.

BASEMENT

GROUND FL



FIRST FLOOR



MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Off Street. Private. Rear.

Heating Sources: Electric. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

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 through Cardigan town centre along the high street and one way system, proceed to the end of the high street and you will pass Saltrock on your right hand side with Priory Street on your right adjoining Well Pharmacy and Mountain Warehouse is the next property on the right hand side opposite Boots and Coffee No.1.

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

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