

*Rare opportunity to acquire a brand new 5 year Lease on first quality business or office accommodation on established Lampeter Business Park on edge of University town.*



Units 9, 10 and 11 Llambed Business Park Tregaron Road, Lampeter,  
Ceredigion. SA48 8LT.

£15,000

C/2281/AM - £15,000 P.A.

\*\*\*The units are all interconnected.\*\*\* They comprise of 3 former low rise units.\*\*\* Converted around 20 or so years ago to provide quality office accommodation and now providing some 255.9 sq. m. in total of accommodation.\*\*\* Which is well equipped and operational as a major business hub.\*\*\* Ideally suiting an established business or alternatively suiting a business start-up or equally suiting re-define ment for any business accommodation within the B1, B2 or B8 Use Class Sectors.\*\*\* Parking facilities on designated parking.\*\*\*



LAMPETER  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



ABERAERON  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



CARMARTHEN  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## Location

Lampeter is a thriving University town in the heart of the Teifi Valley, 20 or so miles North of Carmarthen and 12 miles inland from the Cardigan Bay coast at Aberaeron. It serves a large rural hinterland with the units located on an established retail business and commercial business park on Northern edge of the town off the A485 road.

## Description

The property is well equipped and fully operational. The total floor area is believed to extend to some 255.9 sq. m. with internal staff amenities, toilets, kitchen and boardroom plus storage facilities. There is front and rear entry points and fire escape access. There is full suspended ceiling throughout with the main roof having recently been relined by the Landlords. The property is available on a new 5 year Lease on internal repairing and insuring basis.

There maybe an option to acquire the Freehold interest on termination of the 5 year term at market value.

## Reception Office



## Conference room



## Office





**Rear Office**



**Archive room**



**Staffroom**



**Toilets**



**Side area and Car Park**

Parking facilities on designated parking.



**Rateable Value and Rates Payable**

The rateable value for 2023/2024 is £11,500 and the rates payable are £6,152.50

## **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.

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

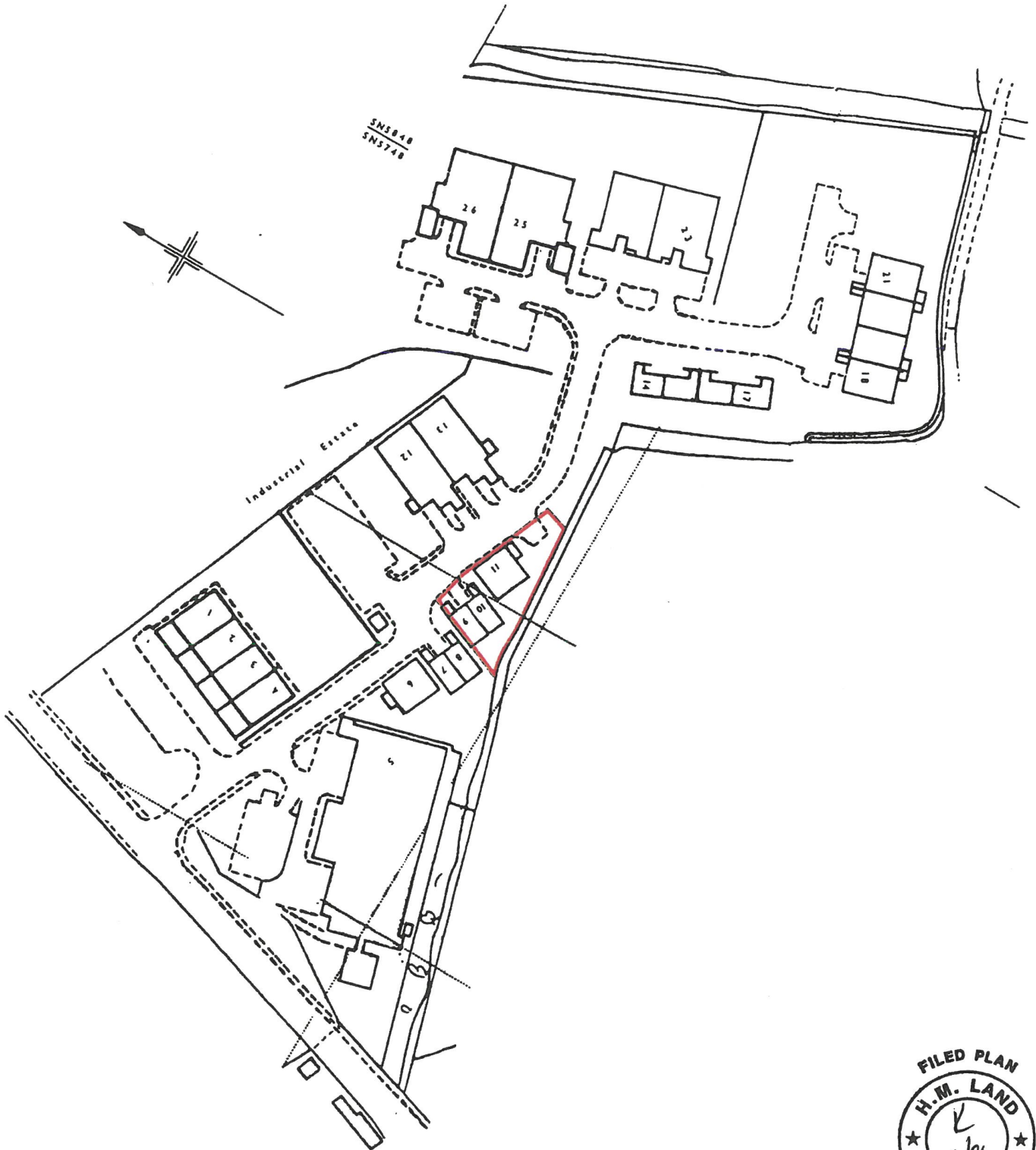
## **VIEWINGS**

Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

## **Services**

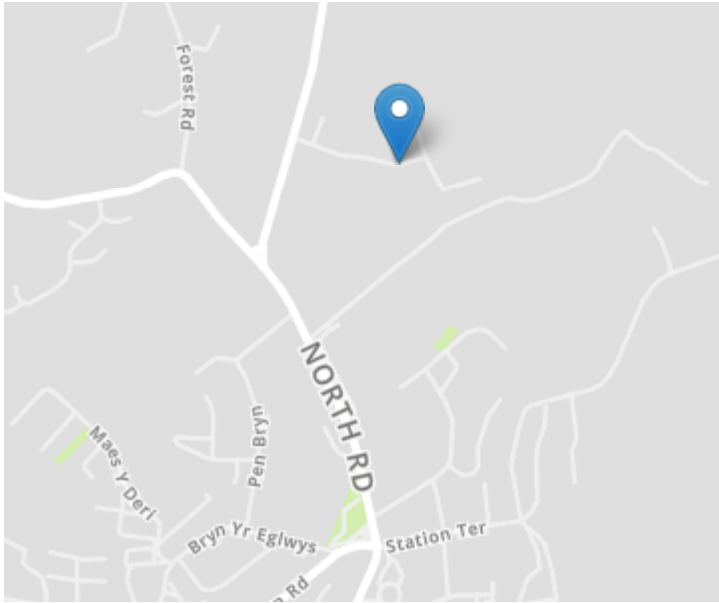
Mains water, mains electricity, mains drainage, BT Telecom connection and broadband connected.

H.M. LAND REGISTRY		TITLE NUMBER	
		WA 789892	
ORDNANCE SURVEY PLAN REFERENCE	S N 5748	L	Scale Scale 1/1250 Enlarged from 1/2500
ADMINISTRATIVE AREA CEREDIGION / SIR CEREDIGION			© Crown copyright



## Directions

The property is located on the right hand side as entering the estate after approximately 100m from the junction with the A485 after passing Travis Perkins on the left, the property is located on the right hand side.



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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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