

For Sale - Commercial Premises Near Cardigan - available as a going concern or as a vacant possession. Blaenannerch Near Aberporth/Cardigan - West Wales.



Crosslyn Garage, Blaenannerch, Cardigan, Ceredigion. SA43 1SN.

£650,000

Ref C/2359/RD

****Highly successful business opportunity**** Available as a going concern or a vacant possession ****For sale due to retirement and bereavement**** Well established garage and workshop premises ****Includes a 2 bed office/house**** Excellent road frontage onto the A487 ****10 minutes south of Cardigan**** 5 minutes to the Cardigan Bay coastline ****Ideal change of use opportunity to retail (stc)**** Available at the earliest opportunity ****Great location**** Good quality buildings and equipment ****An impressive business proposition along this popular West Wales coastline and one of the busiest road networks within the West Wales region****

The property is situated on the edge of the village of Blaenannerch conveniently positioned along the A487 coast road leading from Aberaeron to Cardigan. The property fronts onto the A487 and benefits from double access at this point.

The property lies some 10 minutes drive north of the larger urban centre of Cardigan offering a range of facilities and services including primary and secondary schools, 6th form college, leisure centre, cinema & theatre, traditional high street offerings, retail park, community hospital, large scale employment opportunities and industrial estates. The Cardigan Bay coastline at Aberporth is some 5 minutes drive to the west of the property



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GENERAL

The property comprises of predominantly commercial garage repair business with existing dwelling to the side of the main house.

The property benefits from 2 independent access points onto the main A487 as well as side access point off the adjoining lane.

To the front of the property is a large tarmacadam/concrete forecourt with canopy over. To the side of the main buildings there is a concrete parking area which is owned by the property with further connecting access to an extended gravel car park area which we understand is owned by a third party.

The property is available as a Going Concern and accounts can be provided to those with a bone fide interest who have viewed the property in the first instance.

The vendors are also prepared to sell on a vacant possession basis.

The accommodation provides more specifically as follows -

Reception Area



12' 1" x 28' 3" (3.68m x 8.61m) accessed via glass panel door, windows to front, tiled flooring, radiator, fitted front counter, seating area, connecting door to



Inner Hallway

With access to Workshops 1 & 2, BT point.

Workshop 1





22' 0" x 44' 0" (6.71m x 13.41m) with x 4 separate garage bays with 15' electric roller shutter doors, x 4 separate car lifts, multiple sockets, side storage room.

Workshop 2



39' 1" x 44' 7" (11.91m x 13.59m) with x 3 separate car lifts, x 4 15' roller electric shutter to front, rear windows, multiple sockets.



Workshop 3 /MOT Bay





22' 5" x 45' 0" (6.83m x 13.72m) Currently a MOT Class 7 Bay being a modern steel framed with inspection pit and car running plates, 15 ' electric roller shutter doors to front, windows and fire exit to rear and side.

Inner Hallway

With access to -

Kitchenette

With a range of base and wall units, stainless steel sink and drainer with mixer tap, side access to Workshop 1 and inner battery storage area.



EXTERNALLY

To the front

A concrete tarmacadam forecourt with side concrete parking areas to the north and south of the main building.





Separate Container Workshop



20' 0" x 30' 0" (6.10m x 9.14m) with roller shutter doors to front, electric connections.

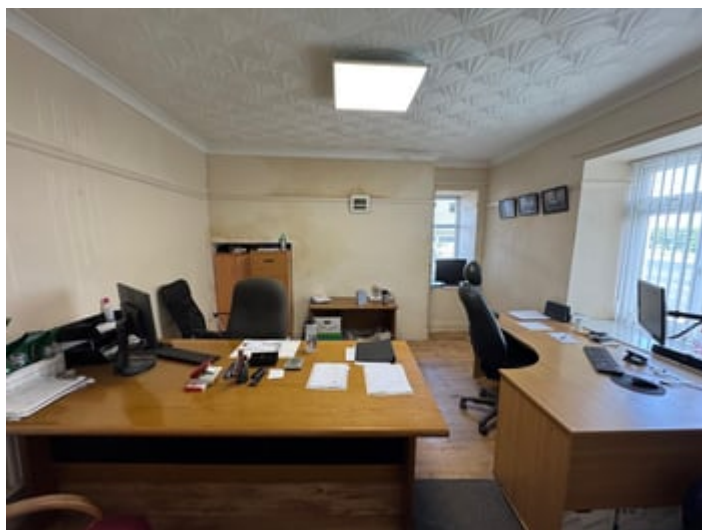
OFFICE/HOUSE

Hallway

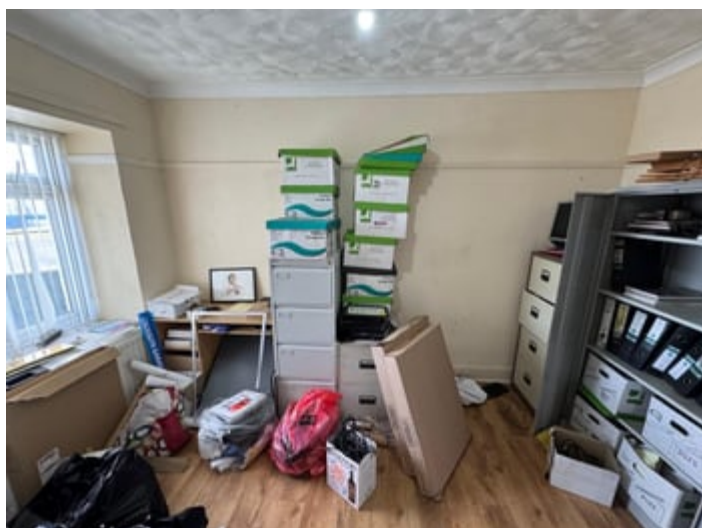
Entrance Hallway (3'7" x 13'1") accessed via glass panel door, radiator, wood effect flooring.

Office 1/Lounge

Office 1 (12'4" x 13'6") dual aspect window to front and side, BT point, multiple sockets, radiator.



Office 2/Bedroom



8' 4" x 13' 4" (2.54m x 4.06m) window to front, wood effect flooring.

Rear Inner Hallway

With laminate flooring, access to loft.

Store Room / Bedroom



10' 6" x 8' 3" (3.20m x 2.51m) with window to rear, wood effect flooring, radiator, multiple sockets.

Bathroom



With a corner enclosed shower, WC, single wash hand basin, fully tiled walls, heated towel rail.

Kitchen



8' 2" x 12' 2" (2.49m x 3.71m) with modern white base and wall units, stainless steel sink and drainer with mixer tap, gas hobs with extractor over, rear access door, side window, tiled flooring, tiled splash back.

EXTERNALLY

To the Side



To the side of the property is a separate access onto the adjoining yard currently used for parking purposes.

MONEY LAUNDERING

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'.

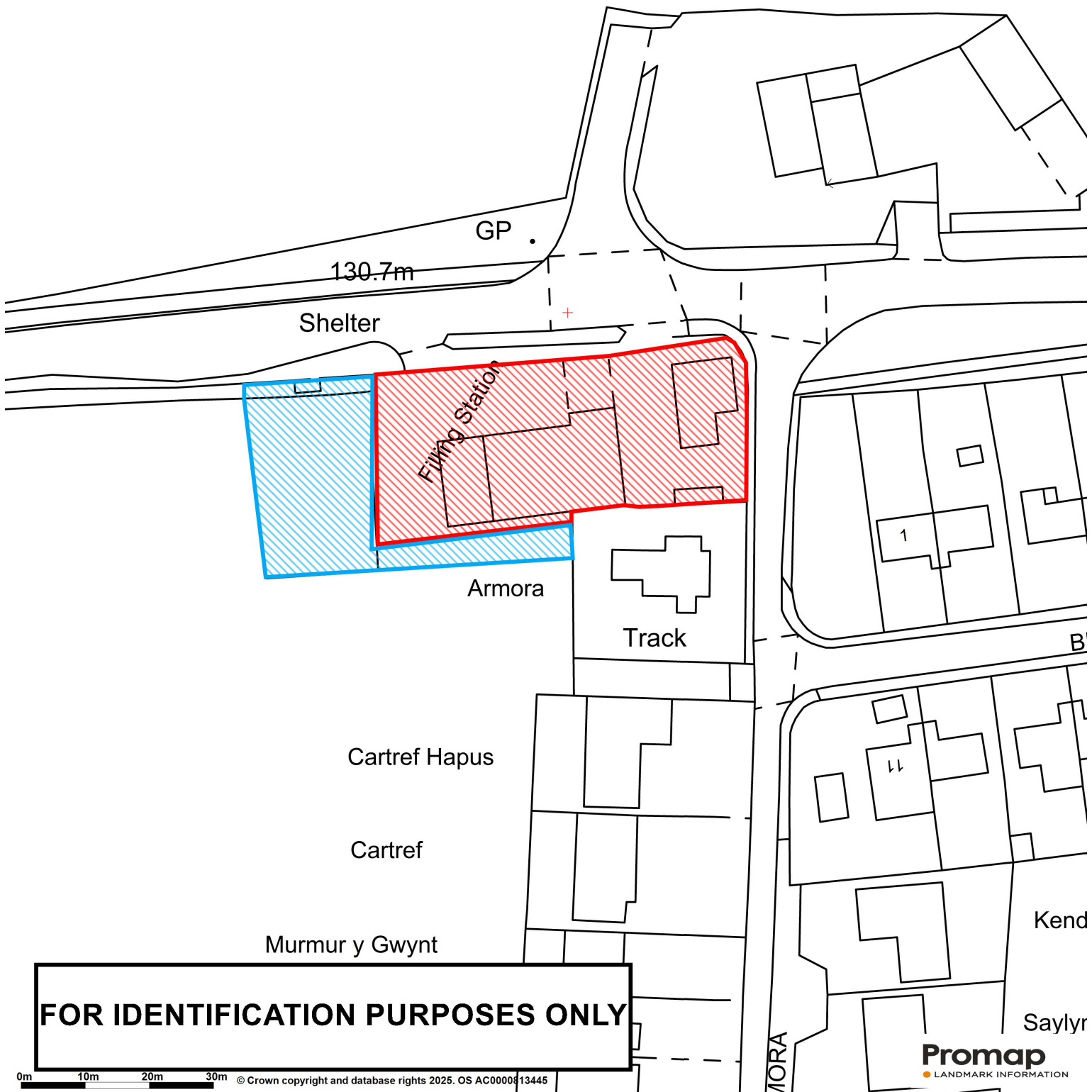
To keep up to date please visit our Website, Facebook and Instagram Pages

Services

We are advised that the property benefits from mains electricity, water and drainage. Oil central heating to dwelling.



RED LAND: PROPERTY FOR SALE
BLUE LAND: SUBJECT TO SEPARATE LEASE BY NEGOTIATION WITH 3RD PARTY



MATERIAL INFORMATION

Parking Types: Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

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

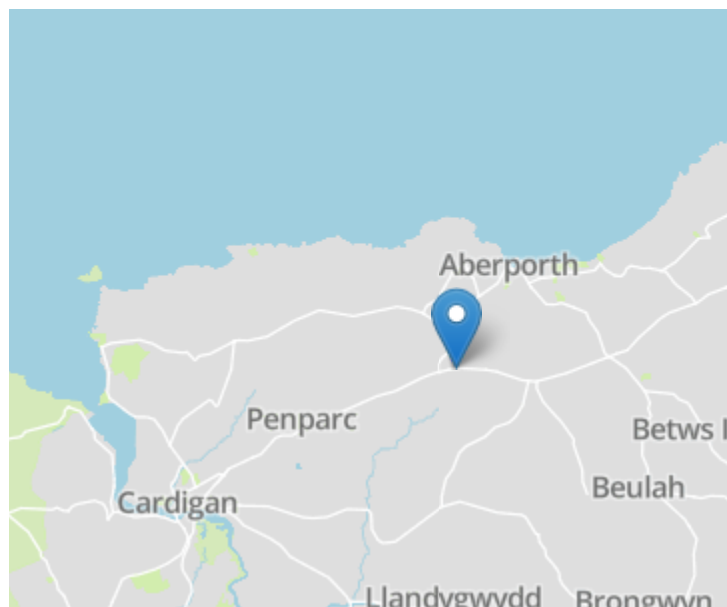
Any risk of coastal erosion? No

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

Travelling North from Cardigan on the A487 towards Aberaeron, proceed through the villages of Penparc and Tremaen until you reach a mini roundabout. Proceed in a northerly direction from the roundabout and Crosslyn Garage is the first property on the right hand side, easily identifiable.

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

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