

Regulated by:



Since 1989

*LOCK UP SHOP TO LET - in a convenient, town centre location, Lampeter, West Wales*



Unit 2, Five Courts Harford Square, Lampeter, Ceredigion. SA48 7DT.

C/2282/AM

£5,200

\*\*\* Unit 2 available to let \*\*\* Central town position within walking distance of all shops and University Campus \*\*\* Retail shop with rear workshop / store room \*\*\* Parking at rear for one vehicle \*\*\* Unloading facility at rear of building \*\*\*

Available on new lease at £5,200 p.a. - terms to be agreed by negotiation



## GENERAL

Lampeter is a thriving University town in the heart of the Teifi Valley, 12 miles inland from the Ceredigion Heritage Coastline at Aberaeron and 20 miles or so of the West Wales strategic town of Carmarthen.

A well situated convenient lock-up shop and retail unit close to the University Campus of Trinity St.David, offering retail shop



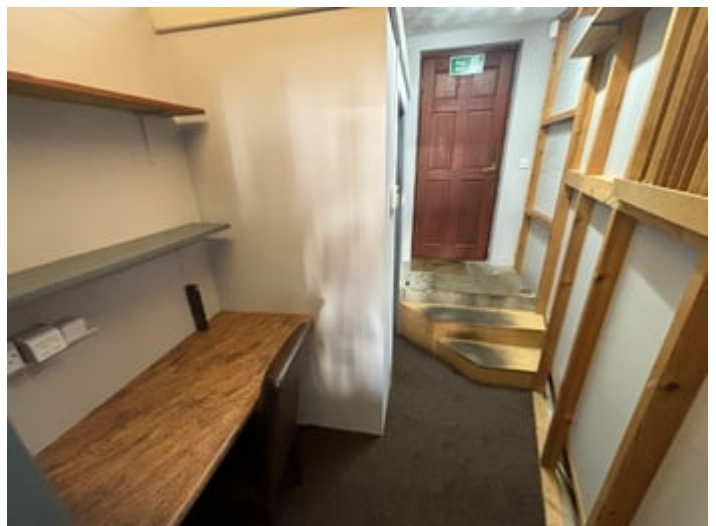
## RETAIL SHOP

14' 9" x 16' 6" (4.50m x 5.03m) - 245 sq ft with large window display to frontage with secure shutter door to front in key operation.



## REAR WORKSHOP/ STORE ROOM

14' 4" x 11' 7" (4.37m x 3.53m) - 167 sq ft. with staff cloak room off with w.c., wash hand basin



## EXTERNALLY

Rear entry, unloading and parking facility available for one vehicle.

## AGENTS COMMENTS

The length of a brand new lease available with terms by negotiation, from a minimum of 1 year, at a rent of £5,200 p.a.

## **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, mains electricity, mains drainage. Telecom connection and broadband availability.

### **Directions**

From our Lampeter office, proceed along College Street and the Unit will be on the same side, as indicated by the 'TO LET' board.

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

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'.

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