

****FOR SALE/TO LET**** *Town centre retail opportunity and 1 Bedroom Apartment. Newcastle Emlyn. West Wales.*



16 Sycamore Street, Newcastle Emlyn, Carmarthenshire. SA38 9AP.

£120,000

C/2333/RD

****Prime town centre retail outlet ** Connecting 1 Bed Apartment ** Parking available if needed ** 6' display window to front ** Character building ** Located on main town thoroughfare ** Popular rural market town along Ceredigion/Carmarthenshire border ** Nearby notable town centre retail outlets ****

**** AN OPPORTUNITY NOT TO BE MISSED ****

The property is situated within the popular rural market town of Newcastle Emlyn along the River Teifi. The town offers a good level of local services and amenities including cafes, bars, restaurants, traditional high street offerings, hotels, primary and secondary schools, care homes, places of worship and good public transport connectivity.



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General

A wonderful opportunity to secure a town centre business premises and 1 Bed Apartment.

Please note that the vendors are willing for the shop to be leased without the flat above.

The terms of the lease are flexible and subject to negotiation. The vendor is looking for a suitable tenant to support this popular retail offering within the town Centre.

The current rental is split as £375 per calendar month for the shop and £500 per calendar month for the Apartment.

Ground Floor

Shop Area

12' 3" x 11' 5" (3.73m x 3.48m) with 6' wide display window to front, glass door to side, tiled flooring, multiple sockets.



Kitchen

7' 8" x 7' 4" (2.34m x 2.24m) oak effect base units, double stainless steel sink and drainer with mixer tap, tiled splash-back, vinyl flooring.



WC

With WC.

Apartment

Living Room

11' 4" x 11' 6" (3.45m x 3.51m) with tiled floor, Economy 7 heater, Velux roof window.

Conservatory

7' 5" x 8' 1" (2.26m x 2.46m) , with uPVC rear entrance door and tiled floor.

Kitchen

9' 8" x 8' 8" (2.95m x 2.64m) with tiled floor, cooker point, single drainer stainless steel sink unit, floor cupboards, half-glazed door through to:

FIRST FLOOR

Bathroom

With panelled bath, low level flush WC, pedestal wash hand basin, tiled surround.

Bedroom 1

10' 7" x 9' 9" (3.23m x 2.97m) with night storage heater.

EXTERNAL

To front

The property fronts onto Sycamore Street with public footpath to the front. nearby public car park.



To Rear

Rear Yard Area accessed from conservatory



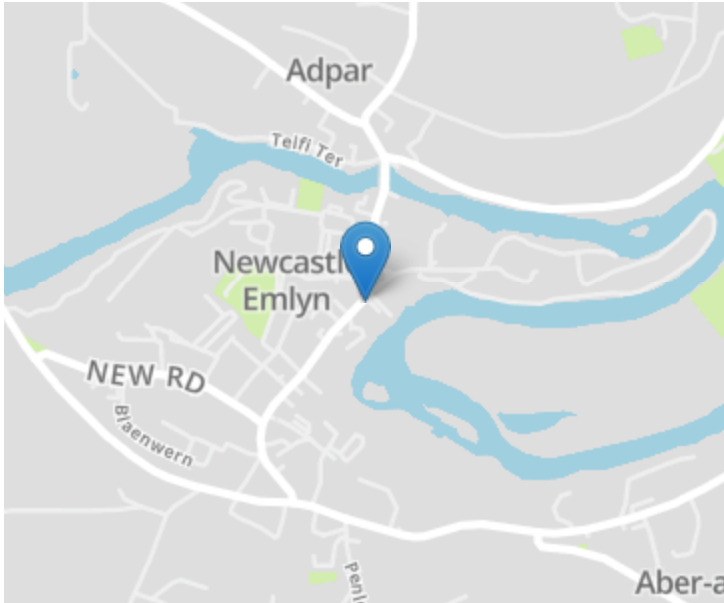
MONEY LAUNDERING

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.

Services

We are advised that the property benefits from mains water, electricity and drainage.

Flat : Council Tax Band A (Carmarthenshire Council)



Directions

The property is situated along Sycamore Street within the town centre nearby to the town centre clock.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

49 This is how energy efficient the building is

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

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