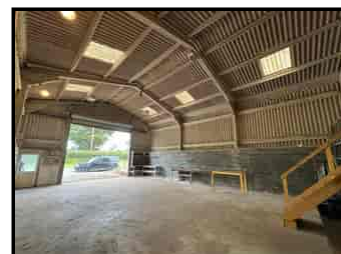


TO LET. Useful and substantial 1800 sq.ft. commercial premises suiting a variety of purposes including (but not limited to) storage/workshop/manufacturing etc. Midway Lampeter to Newcastle Emlyn. West Wales.



**Outbuilding at Pencwm Bach, Capel Dewi, Llandysul, Ceredigion. SA44
4RG.**

£10,000

C/2370/RD. (Per Annum)

**** TO LET **** 1800 sq.ft. useful general purpose building ****** Considered to be suitable for a range of differing uses - commercial purposes/warehousing/storage/manufacturing/workshop ****** Integral workshop ****** Mezzanine storage over ****** Private and secure location ****** Accessible via HGV ****** Available on short or long term lease - flexible terms available ******

Convenient but tucked away in a rural setting approached via a council maintained road. The property lies a mile or so off the main A475 road almost equidistant from the Teifi valley towns of Lampeter and Newcastle Emlyn. Also convenient to Llandysul and Cardigan and only 20 minutes drive from the coast. Less than 45 minutes drive from Carmarthen and the link road to the M4 motorway.



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



ABERAERON
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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

SUBSTANTIAL CONCRETE FRAME ATCOST BUILDING

Main Storage / Workshop Area

60' 0" x 30' 0" (18.29m x 9.14m) With a main storage/workshop area measuring 60' x 30' (21' height to eaves) with concrete base, 15' roller shutter doors to front, open span building with full electric connection with mezzanine storage over (15' x 30').



Integral Workshop Space



16' 0" x 30' 0" (4.88m x 9.14m) with steps/ramp leading around to rear workshop space.

EXTERNALLY

To the front

The property is approached via a gravel driveway to an external yard area with space for 3 vehicles to park. There is no external storage space.

Access will be allowed for customers and staff loading and unloading.



Option to include - Lean-To Office/Store Room

24' 0" x 21' 0" (7.32m x 6.40m) accessed via external staircase with water and electric connection.



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

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

Mains electricity and water available. Please note for a long term lease the landlord would consider potential for toilet facilities.

Tenure - Leasehold.

MATERIAL INFORMATION

Parking Types: Private.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: None.

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

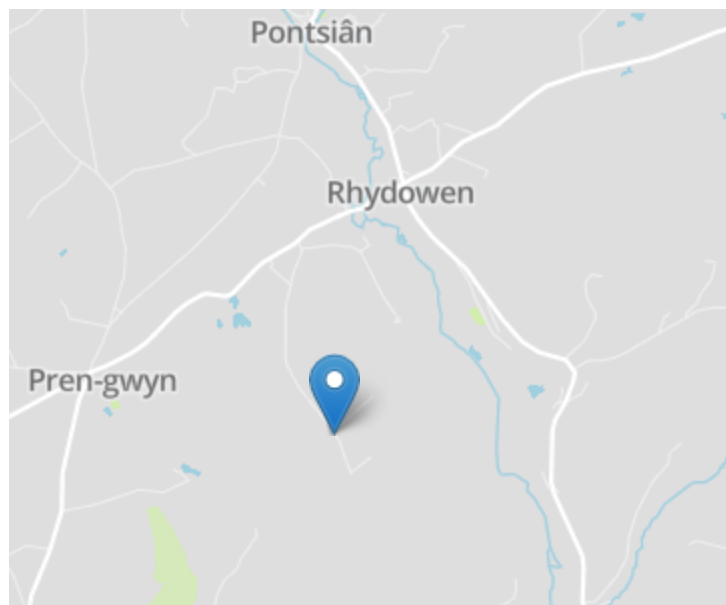
Any risk of coastal erosion? No

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 on the main A475 road west from Lampeter towards Newcastle Emlyn you will reach the village of Rhydowen. Drive through the village uphill and take the first left hand turning. This will take you onto a 'no through' road. Proceed up through this road for a mile or so passing a homestead with large agricultural buildings, continue for a further 200 yards and the property is located on the right hand side.

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

Aberaeron Office
4 Market Street
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<http://www.morgananddavies.co.uk>



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