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RICS



Since 1989

TO LET. A well situated renowned Butcher's Shop and retail unit, suiting existing use or alternative retail purposes.

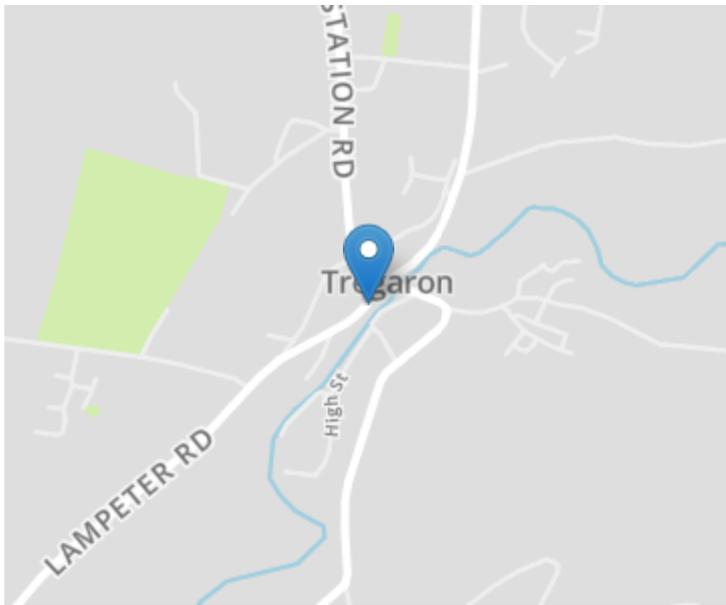


Castle House, Y Sgwar, Tregaron, Ceredigion. SY25 6JL.

C2244/AM Price On Application

A long established family Butchery premises, fully equipped and now ceased trading but a suiting a new entrant or existing enterprise to the sector or alternatively ideally situated for alternative retail use located on the Tregaron main square. The unit provides shop with rear storage and prep rooms, cold room, kitchen staff room and further Lean-to conservatory and Cloakroom/wc with rear access and side and loading facility. Equipment and inventory available by negotiation, available with immediate entry if so desired.

Terms of Lease available by negotiation, minimum 3 year term - rent on application. The property is not rated as it is exempt under the Rural Enterprise Scheme of Ceredigion Council.



Location



Tregaron is located in the Upper Teifi Valley, popular market town at the foot of The Cambrian Mountains being a thriving community serving a large rural hinterland and within 11 miles of the University town of Lampeter and 17 miles South of Aberystwyth.

Property Description

A1 Retail Unit, fully equipped and until recently operational as retail butchers and equipment and inventory still in situ and available by negotiation, ideal for new entrant to the sector or for existing enterprise to expand or can be made available for alternative retail purposes.

Ground Floor

Entrance to Retail Shop

Glazed front entry and display window to fore.

Retail Shop

15' 10" x 13' 7" (4.83m x 4.14m)

Rear Shop area

16' 3" x 7' 6" (4.95m x 2.29m)

Cold Room

12' 6" x 7' 0" (3.81m x 2.13m)

Prep room

15' 2" x 6' 0" (4.62m x 1.83m)

Kitchen/Staff room

15' 0" x 7' 0" (4.57m x 2.13m)

Lean-to Conservatory

16' 1" x 7' 8" (4.90m x 2.34m)

Cloakroom

Cloakroom off with w.c.

Side entrance

Via a shared archway and rear yard facility/ bin storage.

AVAILABILITY

Available with immediate occupation. Entry as soon as possible can be arranged.

VIEWING

By appointment with the sole letting agents, Morgan and Davies, 12 Harford Square, Lampeter Tel :01570-423623.

Services

Mains services are connected and available except gas.

Directions

The property is located adjacent to the main thoroughfare close to Talbot Square and is located just off the A485.

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