

TO LET. Superb location. A rare opportunity of acquiring a Lease on an excellent ground floor Retail Shop of over 1,299 sq. ft. in the main thoroughfare of Lampeter, West Wales



9 Bridge Street, Lampeter, Ceredigion. SA48 7HG.

£7,500

REF: C/2339/AM To Let at £625.00 p.c.m.

*** TO LET AT £625.00 PER CALENDER MONTH *** Available on a brand new Lease with attractive terms by negotiation *** Superb location *** A rare opportunity of acquiring a Lease on an excellent ground floor Retail Shop of over 1,299 sq. ft *** Located in main thoroughfare of Lampeter

*** Prime Town Centre location *** Recently decorated *** Close to the University of Wales Trinity Saint David Campus and Junior and Secondary Schooling *** Within the main central trading district of the Town *** Private parking to the rear

*** Comprises ground floor retail shop - 60 ft. length x 19 ft. max overall approx. 970 sq. ft *** Together with kitchen, cloakroom with w.c. and wash basin, store room and separate office



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Location

Lampeter is a thriving University Town located in the heart of the Teifi Valley, just 12 miles inland from the Cardigan Bay Coastline. The larger County Town of Carmarthen is 22 miles to the South.



GROUND FLOOR RETAIL SHOP

Comprising:-

Shop Front

14' 9" x 40' (4.50m x 12.19m)



Shop Front (Second Image)



Rear Shop

19' x 20' 8" (5.69m x 6.30m) with Store cupboard.



Rear Shop (Second Image)



Office

14' 4" x 6' 7" (4.37m x 2.01m) Night Storage Heater. Shelves. Recess. Telephone Point.



Store Room

10' 7" x 8' 9" (3.23m x 2.67m) Night Storage Heater. Shelves.



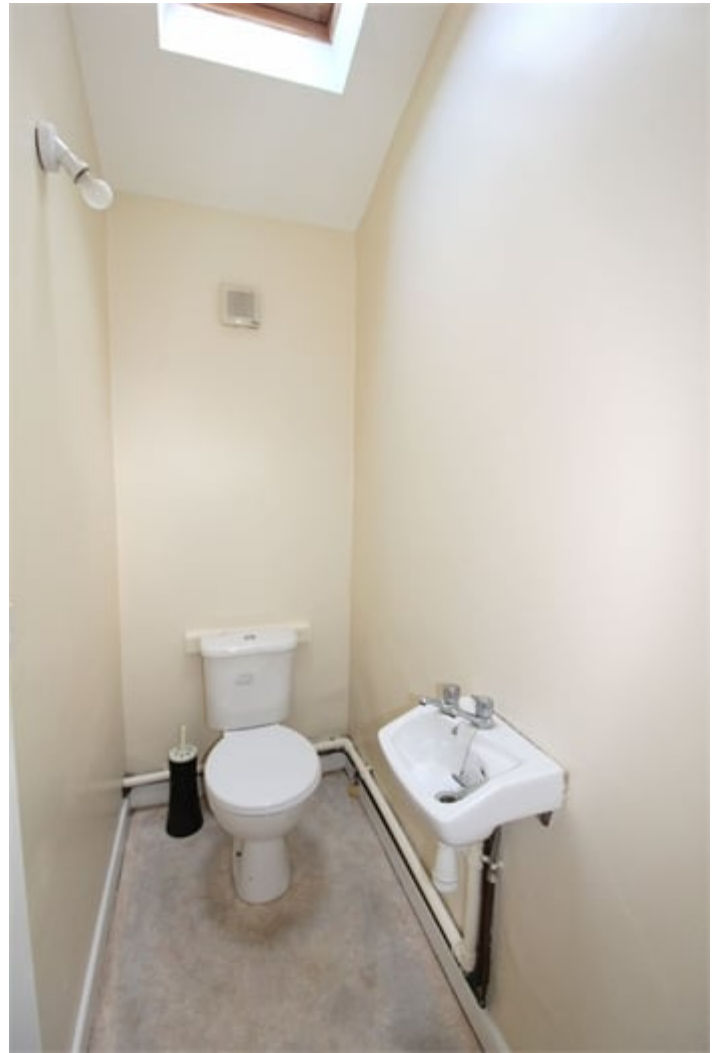
Kitchen

15' 7" x 7' 5" (4.75m x 2.26m) with Floor Units. Stainless Steel Single Drainer Sink Unit. Electric Water Heater. Night Storage Heater. Extractor Fan. Velux Window. UPVC rear entrance door.



Cloakroom

Low Level Flush WC. Pedestal Wash Hand Basin.



Rear Parking

Ample Parking and Turning Space to the Rear.

PLEASE NOTE

Directors of Morgan & Davies have an interest in the Freehold of this property.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, Economy 7 heating, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Council Tax:

N/A

Parking Types: Private. Rear.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Level access.

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

From our Lampeter Office turn left onto Bridge Street. The property will be located on your left hand side after approximately 100 yards, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@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

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

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