

Regulated by:



Since 1989

**TO LET - 2,000 sq ft Former Barn with useful front yard and parking area. Adjoining busy road.  
Felinfach Near Aberaeron/Lampeter - West Wales.**



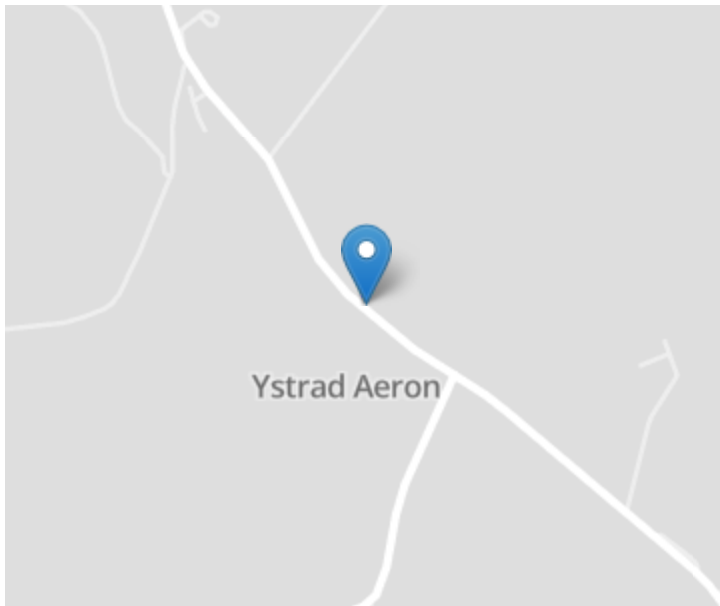
**Barn opposite Brynog Arms Felinfach, Near Aberaeron, Ceredigion. SA48 8AE.**

**Ref C/2293/RD (Rental Per Annum)**

**£12,000**

**\*\*Useful 2,000 sq ft Former Barn\*\*Split across two floors\*\*Off road parking and useful yard space\*\*Suitable for a range of varying commercial uses (subject to the necessary planning consents)\*\*Excellent exposure off the main A482 road\*\*Former Laundrette and B1 use\*\*Split across two floors with potential for a multi let or multi function\*\*Potential for additional parking and land\*\* A GREAT BUSINESS OPPORTUNITY NOT TO BE MISSED\*\***

Located within the popular and busy Aeron valley village community of Felinfach which offers a good range of local amenities including shops, supermarket, post office, filling station, primary school, pub, places of worship etc and having a good public transport connectivity. Some 4 miles from the Georgian Harbour town of Aberaeron on Cardigan Bay which offers a comprehensive range of shopping and schooling facilities and within some 10 miles of the University town of Lampeter. Within an easy reach of the larger Marketing and Amenity Centres of Aberystwyth and Cardigan.



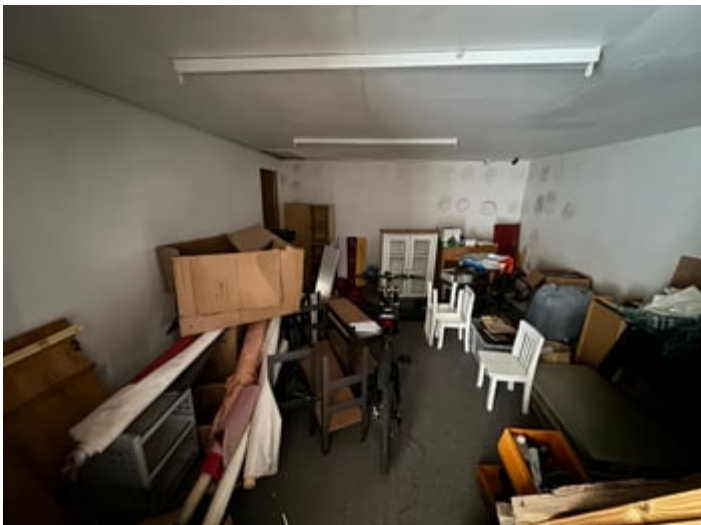
## GROUND FLOOR

### Room 1



18' 2" x 27' 2" (5.54m x 8.28m) Access via a double glass panel door, with concrete base, windows to front, multiple sockets, water connection points, stainless steel sink and drainer with mixer tap.

### Room 2



18' 3" x 14' 5" (5.56m x 4.39m) previously used as a storage space with side storage with external door and electric meter cupboards.

## FIRST FLOOR

18' 0" x 45' 0" (5.49m x 13.72m) Accessed via a staircase from the front entrance. With 7'5" ceiling height, velux roof lights over, multiple sockets, strip lighting to ceiling.



## EXTERNALLY

### To the front

The property benefits from immediate access off the A482 road to a gravelled parking area with space for 6+ vehicles to park and access to a stone walled enclosed front yard area which could provide an additional operating area for any business.





### **PLEASE NOTE**

There may be some scope for additional parking and land to the side of the main building - subject to negotiation.

### **MONEY LAUNDERING REGULATIONS**

The successful tenant 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.



### **TENURE**

The property is of Leasehold Tenure.

### **Services**

The property benefits from Mains Water, Electricity and Drainage. Single Phase electric.

### **Directions**

Travelling on the main A482 road towards Lampeter from Aberaeron (South East). As you reach the village of Felinfach the site will be seen immediately on the right hand side identified by the Agents To Let Board.

