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RICS



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Well positioned Sandwich and Cafe Bar in centre of busy village and recently constructed to high specification available as an operating concern.



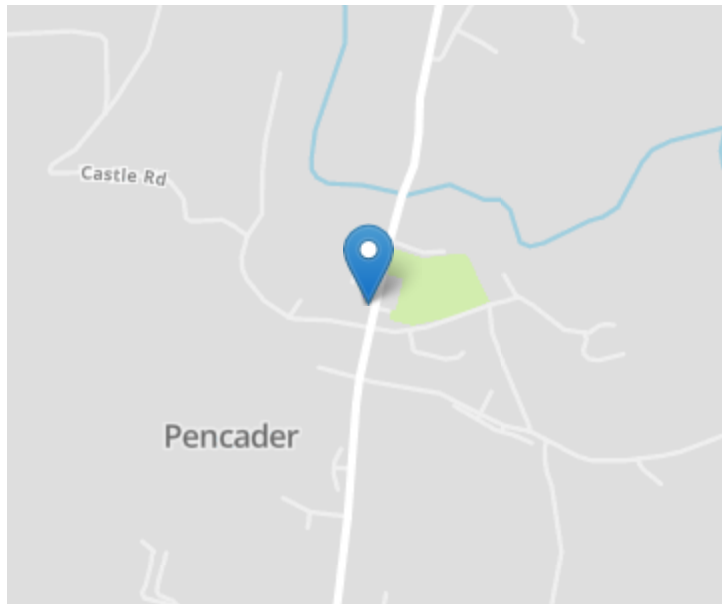
Bocs-Bwyd, Pencader, Carmarthenshire. SA39 9BX.

C/2287/AJM GUIDE PRICE - O.N.O.

£79,950

A recently completely refurbished Sandwich Bar, Cafe and Restaurant. Located in a roadside location and ideal for a budding entrepreneur or operator to establish a thriving business.*** Located in the heart of this popular village community close to the junior school and on a busy thoroughfare.*** The property comprises of cafe and servery 21'5" x 21' overall with fitted counter.*** Kitchen prep area and separate storeroom, fully operational and equipped with stainless steel modern equipment.*** The unit is finished to modern specification with profile roof, timber and clad sides and double glazed with a patio forecourt/eating out area to the front.*** Rare opportunity to acquire a convenient and business of considerable earning potential.***

Freehold with vacant possession



Location

Pencader is a thriving rural village in North Carmarthenshire 3.5 miles from Llandysul and 12 miles North of the County town of Carmarthen and within easy reach of Lampeter, Newcastle Emlyn and Llanybydder.

Property Description

Well built modern full specification unit offering double glazed entry and front windows and fenestration,

Cafe and servery



21' 5" x 21' 0" (6.53m x 6.40m) overall with fitted counter.

Kitchen Prep area



Has counters with worktop, fully equipped catering cooker and wash-up facility.

Separate off-set Storage room

With large stainless steel fridges, and worktops.

Cloakroom



With w.c. and wash hand basin, rear entry door.

Inventory

The inventory is included within the sale of the property.

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.

Agent's comment

Rates will be payable to The Local Authority of Carmarthenshire County Council.

Services

Mains electricity, mains water, mains drainage, LPG gas connection. Telephone and broadband availability.

Directions

The property is located just opposite the playing fields and junior school in the centre of Pencader which is located off the A485 Lampeter to Carmarthen highway. The property has frontage to the B4459 and is just 1.5 miles from Windy Corner.

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

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