

Prime town centre retail opportunity. Newcastle Emlyn. West Wales.



Former Co-op, 4 Sycamore Street, Newcastle Emlyn, Carmarthenshire. SA38
9AP.

£190,000

C/2334/RD

** 4,000 sq.ft. prime retail unit ** Newcastle Emlyn town centre ** Former Coop stores ** Front and rear access
** Central town centre position on main thoroughfare ** Positioned opposite Boots the Chemist ** Renowned
local market town ** Accommodation split across 2 floors ** Potential for a range of different uses (stc.) **

** A GREAT OPPORTUNITY NOT TO BE MISSED **

The property is situated within the market town of Newcastle Emlyn with its comprehensive range of schooling and health facilities, traditional High Street offerings, good public transport connectivity and being an important strategic town along the Teifi Valley



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



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk

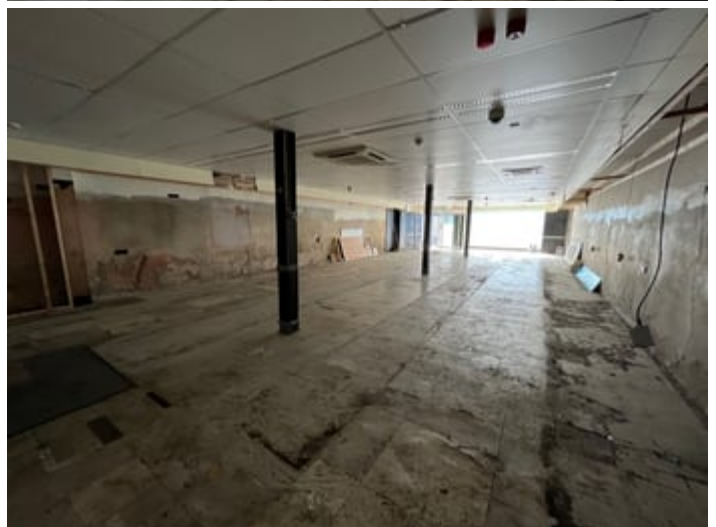
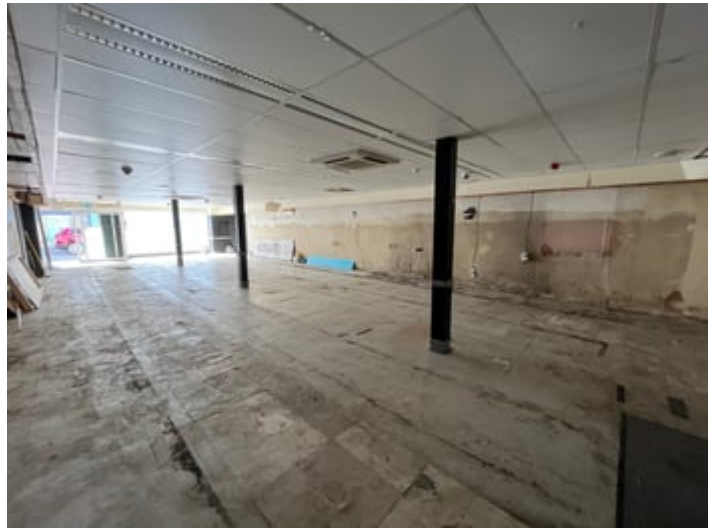


CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

ACCOMMODATION

Front Shop Floor

24' 2" x 63' 9" (7.37m x 19.43m) with 12' wide window to front, sliding electric door, suspended ceiling and lighting, 8' ceiling height, air conditioning, multiple sockets.



Inner Hallway

with access to first floor and rear access into:

Staff Room

11' 6" x 18' 4" (3.51m x 5.59m) with side window, multiple sockets.



Store Room

11' 7" x 6' 2" (3.53m x 1.88m) side window, multiple sockets.

Large Open Plan Store Room

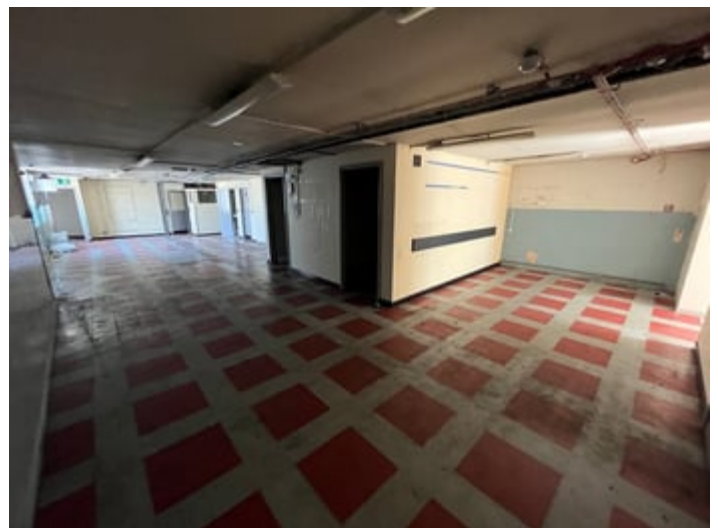
34' 5" x 17' 4" (10.49m x 5.28m) with rear external door and pull-in space for loading, multiple sockets, 3 phase electricity connect point, 9'1" ceiling height.



FIRST FLOOR

Open Plan Office/Store Room

52' 9" x 25' 4" (16.08m x 7.72m) (max.) being 'L' shaped and accessed from the stairs from the inner hallway providing open plan space with side windows, multiple sockets, window to front.



Side Kitchen/Staff Room

11' 8" x 10' 8" (3.56m x 3.25m) stainless steel sink and drainer with mixer tap, tiled splashback, seating area.

Male/Female WC**Store Room**

8' 2" x 6' 3" (2.49m x 1.91m)

Office/Store Room

12' 9" x 6' 3" (3.89m x 1.91m)

Office

6' 3" x 13' 8" (1.91m x 4.17m) multiple sockets.

To Front

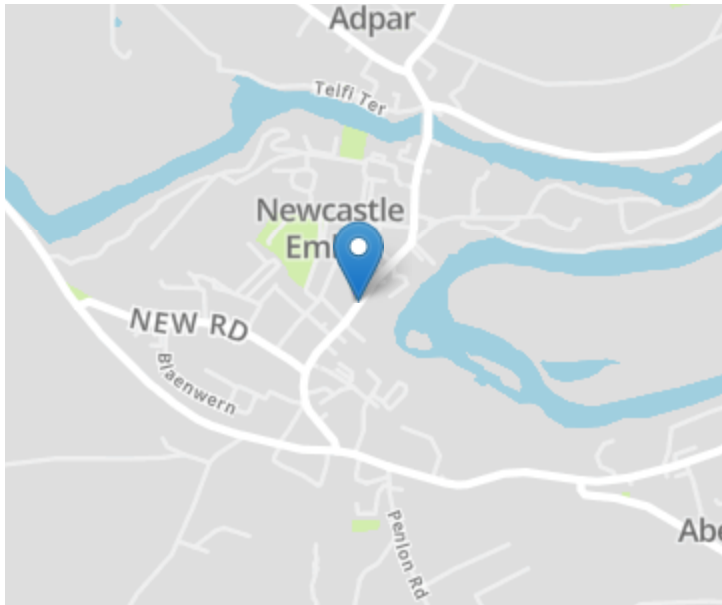
The property benefits from footpath and roadside frontage onto the main thoroughfare through the town with excellent exposure adjoining well established retail and business premises including Boots.

**To Rear**

Private access to the rear store room with designated space for loading and unloading of goods.

Services

We are advised the property benefits from mains water, electricity and drainage. 3 phase electric connection.



Directions

Travelling along Cawdor Terrace and Sycamore Street, the property is located on the left hand side opposite Boots the Chemist.

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]

