

Commercial opportunity. A fully renovated ground floor commercial unit formerly the Village Shop. Popular Village position - Pontsian, Llandysul, West Wales



Siop Pontsian, Pontsian, Llandysul, Ceredigion. SA44 4UL.

£95,000

REF: R/4245/LD (Option B)

*** No onward chain *** A versatile commercial premises *** Commercial opportunity *** Fully renovated and newly completed *** Ground floor commercial unit - 32' x 19'5" *** Former Village Shop offering possible workshop, studio or office (subject to consent) *** Grade II Listed

*** Prominent Village location *** Pleasant popular rural position *** A short drive to the Cardigan Bay Coast at New Quay and the Market Town of Llandysul *** Viewings highly recommended - Contact us today to view

*** Please note - The first floor flat is also available for sale via ourselves. For further information please contact the Selling Agents



LAMPETER
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LOCATION

Well situated within the popular picturesque Village of Pontsian with a good range of local amenities, including Village Shop, Village Hall, and Places of Worship, only some 4 miles distant from the Teifi Valley Market Town of Llandysul, some 7 miles from the University and Market Town of Lampeter and only a 15 minute short drive from the Ceredigion Heritage Coastline of New Quay.

GENERAL DESCRIPTION

The ground floor commercial unit offers great opportunities and potential whilst formerly being the Village Convenience Store but could lend itself to a range of commercial outlets (subject to consent).

GROUND FLOOR COMMERCIAL UNIT

32' 0" x 19' 5" (9.75m x 5.92m). Currently being renovated. Formerly being the Village Convenience Store with front door ramp access. It has been dry lined, insulated and has new electrics throughout.



GROUND FLOOR COMMERCIAL UNIT (SECOND IMAGE)



REAR STORE ROOM

25' 0" x 6' 9" (7.62m x 2.06m). With water connection and w.c.



PARKING

On street parking only.

AGENT'S COMMENTS

An exciting commercial opportunity within a popular Village position.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - To be confirmed.

MONEY LAUNDERING REGULATIONS

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.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric central heating.

Directions

From Lampeter take the A475 Newcastle Emlyn road. Continue through the Villages of Llanwnnen, Drefach and Cwmsychpant. Continue down the hill to Rhydowen. Turn right at the square towards Pontsian. On reaching the main square in Pontsian the property will be found.

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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