



## The Smallholding Centre

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Cardigan

SA43 1HJ

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2 Bed Flat with Retail Unit

£200,000



## River View, Sycamore Street Newcastle Emlyn, SA38 9AJ

**INVESTMENT OPPORTUNITY** : The premises is currently tenanted on a 5-year lease with an option to break after 3 years so could provide income for an investor. In the shop there is an open retail area with glass display frontage leading through to a kitchenette and WC. The flat, which has independent access via a side door off the High Street, has a hallway with staircase to the first floor which has a toilet, kitchen, lounge/diner and bedroom with another staircase leading up to the top floor with a shower room and master bedroom. To the rear there are excellent views over the River Teifi below with good sized lawned gardens. **NO FORWARD CHAIN**

## Key Features

Commercial Premises With 2 Bed Flat

Superb Views Over River Teifi

Large Gardens To Rear

Centre Of Main Street In Emlyn Town

Large Decking Area To Rear

Tenant In Place With 5-Year Lease

Investment Opportunity

Energy Rating : Commercial: C,  
Flat: E

## Ground Floor

**Commercial Ground Floor** - Entrance via timber-glazed door into:

**Main Showroom** - 18' 6" x 18' 4" (5.65m x 5.6m) Into Front Window.

With large glazed area to the front facing High Street, large counter to one side with tiled flooring, door through to:

**Small Kitchenette** - 12' 5" x 5' 4" (3.8m x 1.65m) With a wall and base unit with stainless steel sink/drain unit, patio doors leading out to a decked area with views over the river, door into:

**Cloakroom** - With low level flush WC, small wash hand basin, chrome towel radiator.

**2-Bed Flat** - Accessed via a separate front door to the right-hand side of the shop leading into an entrance hallway with door leading out to rear decked area and down to the gardens, staircase leading up to:

## First Floor

**First Floor Landing Area** - With doors off to all rooms and a second staircase leading up to the second floor.

**Cloakroom** - With low level flush WC, pedestal wash hand basin, wall-mounted fan heater.

**Kitchen** - 12' 9" x 11' 8" (3.9m x 3.56m) With UPVC double-glazed window to rear with excellent views over the River Teifi, a range of wall and base units with stainless steel sink/drain unit, free-standing electric cooker, two fridges, radiator.

**Lounge** - 15' 4" x 10' 1" (4.7m x 3.09m) With two sash windows overlooking the High Street, radiator.

**Bedroom 1** - 7' 6" x 12' 1" (2.3m x 3.69m) With sash window overlooking the High Street, radiator.

## Second Floor

**Second Floor** - Accessed via staircase on first floor landing and giving access to:

**Second Floor Landing Area** - With built-in airing cupboard, two storage cupboards and doors into 2nd bedroom and:

**Shower Room** - With Velux roof window to rear, large corner shower cubicle, pedestal wash hand basin, low level flush WC, chrome towel radiator, under-eaves storage cupboard, wall-mounted fan heater.

**Bedroom 2** - 15' 7" x 8' 10" (4.75m x 2.7m) With Velux roof window providing the best views over the River Teifi, radiator.

## Exterior

**Externally** - Large decked area immediately adjacent to the property to the rear with steps leading down to the large rear gardens with views over the River Teifi and beyond.

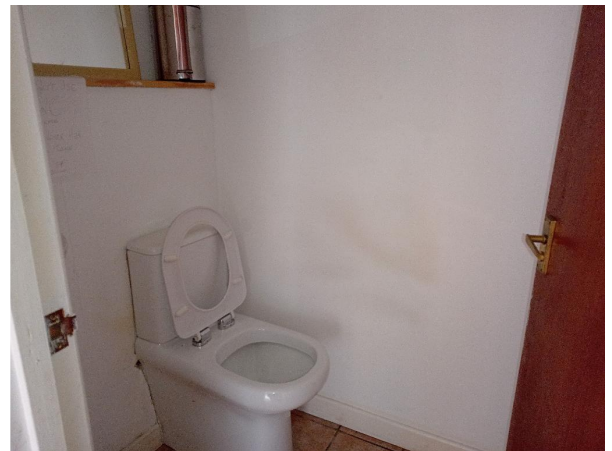
**POSSIBLE 5 YEAR MINIMUM TENANCY** - Our clients MAY consider



View from Rear Decking



Kitchenette



Cloakroom



Flat Hallway

renting the whole premises to a suitable tenant for a minimum period of 5 years to include the Commercial Ground Floor Area. Prospective interested parties details will be passed on to our client for consideration and negotiation.

**General Information** - Viewings: Strictly by appointment with the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales

Tenure: Freehold

Services: Mains water, mains electricity & mains drainage

Council Tax: Flat - Band B, Carmarthenshire County Council  
Commercial Ground Floor - Rateable Value: £6,400

**Directions** - From our office in Newcastle Emlyn, proceed down towards the river bridge and River View is located on the right-hand side.



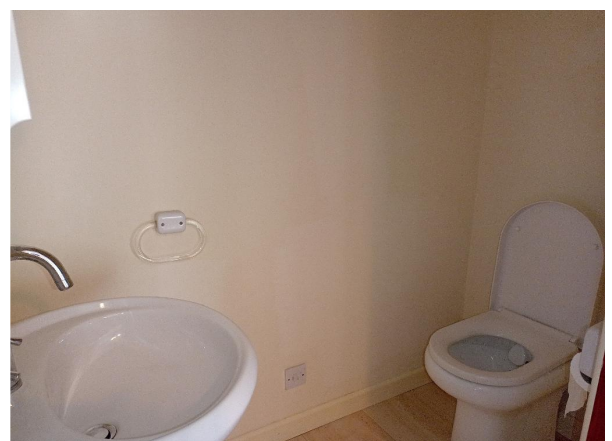
Flat Lounge



Flat Bedroom 1



First Floor Landing



Cloakroom

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67   D
39-54	E	47   E	
21-38	F		
1-20	G		



Kitchen



Second Floor Landing



Second Floor Shower Room



Second Floor Master Bedroom



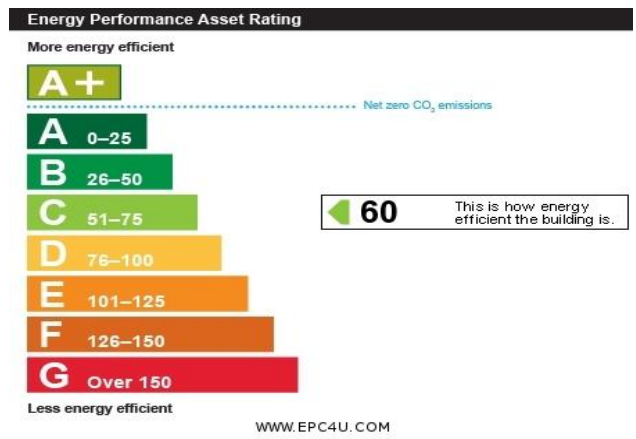
View From Second Floor



Large Gardens



Another View



Commercial EPC for Ground Floor