



The Smallholding Centre

10 High Street ☎ 01239 621 303

Cardigan ✉ info@thesmallholdingcentre.co.uk

SA43 1HJ

Commercial Premises

Fixed Price **£142,500**

FOR SALE

RETAIL/OFFICE COMMERCIAL PREMISES

HIGH STREET CARDIGAN

RESIDUE OF 999 YR LEASE (VIRTUAL FREEHOLD)

GROUND FLOOR WITH MAIN SHOWROOM (42.48 SQ M),

OFFICE (8.70 SQ M), STORE ROOM (5.13 SQ M),

TWO WC'S, KITCHEN, LARGE STORAGE BASEMENT AREA.

BUSY PROMINENT LOCATION IN CARDIGAN CENTRE

AVAILABLE NOW!

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

87 This is how energy efficient the building is.

WWW.EPC4U.COM



Commercial Premises, High Street Cardigan, SA43 1HJ

**** FOR SALE £142,500 or TO LET FOR £14,250 PER ANNUM FOR A MINIMUM 5 YEAR LEASE**** Residue of 999 year lease (Virtual Freehold). The premises are situated in the thriving town of Cardigan, itself benefiting from much investment over recent years with millions having been spent on Cardigan Castle to attract tourists from all over the country. The premises are situated in arguably one the best positions in Cardigan, set, as it is, amongst national retailers such as Specsavers, The Works, etc. There is a main showroom of 42.48 sq m, an office of 8.70 sq m, a store room of 5.13 sq m, two wc's, a kitchen and large storage basement area. **** AVAILABLE IMMEDIATELY ****

Key Features

Office Or Retail-Large Window Display

About 70 Sq M All in

Amidst National Retailers

For Sale For £142,500

Prime High Street Location

To Let For £14250 per annum (min 5 yrs)

Residue of 999 yr Lease

Energy Rating: D (87)

Ground Floor

Accommodation - Entrance via front door into:

Retail / Office Area - With 3 radiators, access to cellar/basement, front display window

Back Office - With window to side, radiator.

Kitchen Area - L-shaped. With stainless steel sink/drainage unit, base unit, shelving, radiator, window to side.

Store Room - With window to side, radiator, shelving, electric boiler serving the heating system.

WC 1 - With low level flush WC, wash hand basin, radiator, extractor fan.

WC 2 - With low level flush WC, wash hand basin, radiator, window to rear.

Floorplans



For Identification Purposes Only.
Plan produced using Planipol.
Office