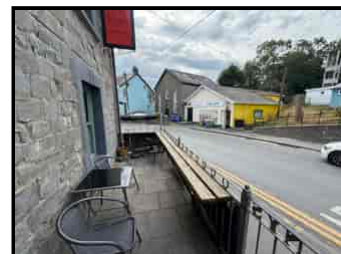


TO LET - Restaurant and accommodation. Located in the popular holiday resort of New Quay - West Wales.



Greenfields, Uplands Square, New Quay, Ceredigion. SA45 9QH.

£12,000

PER ANNUM. REF C/2417/ID

****TO LET****Exciting opportunity to acquire a charming well positioned premises in the heart of the popular seaside and holiday resort of New Quay - West Wales**2 Bedroom accommodation to first floor**24 covers internally with outdoor seating**Fitted stainless steel kitchen**Off Licence**Potential for a variety of food and hospitality related uses**Located on a busy thoroughfare**

The property comprises of main restaurant, ladies and gents toilets, kitchen area, preparation area. First floor - 2 bedrooms, lounge and shower room.

The property is located in the picturesque, highly popular seaside village of New Quay being on the West Wales heritage coastline, renowned for its sandy beaches and an array of restaurants, eating houses, gifts shops, cafes, bars and much more. The Georgian harbour town of Aberaeron is some miles distance with its comprehensive range of shopping and schooling facilities and an easy travelling distance to the larger marketing and amenity centres of Cardigan, Aberystwyth and Lampeter.



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

GENERAL

Greenfields is available to rent immediately and is fully equipped for trading. Currently run as a Mediterranean restaurant, however has potential for a variety of cuisines.

Greenfields is situated within the sought after coastal village of New Quay. Benefits from being in one of West Wales's most popular tourist destinations attracting visitors throughout the holiday season and offering excellent potential for those seeking to establish a hospitality business in this thriving seaside location. Situated on a busy thoroughfare adjacent to a well known public house and the football club sports bar.

NOTE -

For interested parties wishing to purchase the property, the vendors would be open to negotiation at a guide price of £175,000-£180,000.

GROUND FLOOR

Main Restaurant Area

25' 11" x 14' 5" (7.90m x 4.39m) a comfortable interior with 24 covers with former fireplace to one side, half glazed door, 2 sash windows to front, beams to ceiling. Stairs to the rear leading up to the first floor.



Bathroom

With separate ladies and gents bathroom facilities - both with pedestal wash hand basin and w.c.'s



Kitchen



8' 6" x 13' 8" (2.59m x 4.17m) fully equipped with stainless steel cooking appliances ovens, hobs, grill etc.



Prep Room





13' 7" x 16' 6" (4.14m x 5.03m) with stainless steel double drainer sink, space for fridges and freezers and ample work top space.

EXTERNALLY

To the Front

Front forecourt with outside seating.



Rear Courtyard

Housing gas cylinders and bin storage.

FIRST FLOOR

Ancillary 2 Bedroom accommodation

Perfect for owner / occupiers.

Comprises of -

Lounge

11' 2" x 9' 6" (3.40m x 2.90m) with sash window to front, exposed beams, laminate flooring.



Bedroom 1

8' 1" x 7' 11" (2.46m x 2.41m) with sash window to front.

Bedroom 2



8' 1" x 14' 5" (2.46m x 4.39m) with sash window to front, economy 7 heater, cupboard housing hot water tank.

Shower Room



2' 7" x 7' 3" (0.79m x 2.21m) comprising of a white suite with shower with Triton electric shower above, pedestal wash hand basin, low level flush w.c. tiled walls.

VIEWING

Strictly by prior appointment only. Please contact our

Aberaeron Office on 01545 571600 or

aberaeron@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

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

ANTI MONEY LAUNDERING

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.

We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).

A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.

If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

Services

The property benefits from mains water, electricity and drainage. LPG for cooking. Economy 7 for the 1st floor accommodation.

Tenure - Leasehold.

Current Ratable Value - £8,000 per annum. (Ceredigion County Council).

First Floor Accommodation Council Tax - Band B

(Ceredigion County Council)

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: On Street.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (39)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

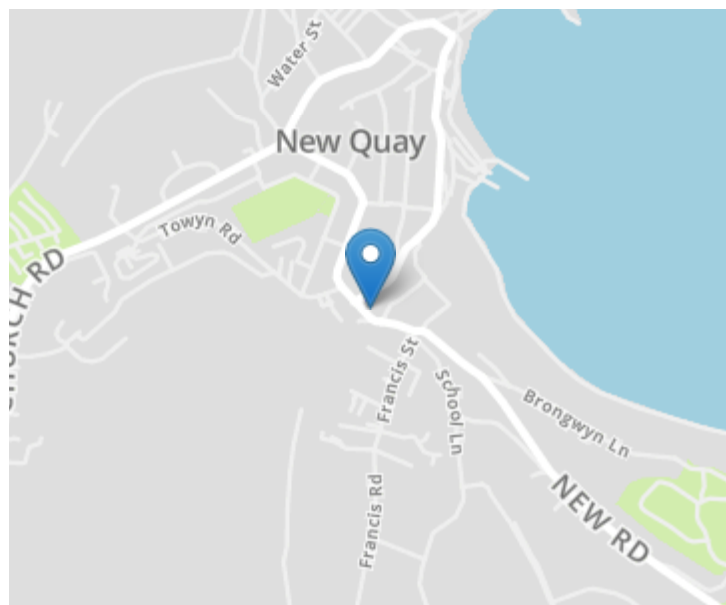
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

The property can be found at the top of New Quay in between the Sea Horse and the New Quay sports bar.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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