

TO LET. Prominent Town Centre Retail premises. Excellent commercial opportunity. Lampeter Town Centre, West Wales



44a High Street, Lampeter, Ceredigion. SA48 7BB.

£8,000

REF: C/2411/LD ...To Let at £8,000 per annum

- *** TO LET at £8,000 per annum *** Flexible Lease Terms available by negotiation *** Prominent ground floor retail premises/lock up unit in Lampeter Town Centre
- *** Excellent street frontage with high Pedestrian visibility and footfall *** Spacious main retail/sales area
- *** Two versatile offices, consulting rooms or store rooms *** Kitchen/Staff facilities *** Two w.c. facilities *** Electric heating *** Recently re-decorated throughout
- *** Ideal for a variety of retail, office or professional uses (subject to any necessary consents) *** Fantastic opportunity to establish or expand your business



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

LOCATION

Lampeter is an historic and thriving University and Market Town located in the heart of the Teifi Valley, positioned roughly 12 miles inland from the picturesque Cardigan Bay Coastline at Aberaeron and some 20 or so miles North from the larger County Town and Administrative Centre of Carmarthen. The Town features a host of local amenities, a busy independent High Street and the University of Wales Trinity Saint David Campus ensuring a steady year round level of trade and Visitor footfall. The property itself is strategically situated right in the core commercial zone of the High Street.

GENERAL DESCRIPTION



An excellent opportunity to lease a well presented commercial premises occupying a prominent position within the centre of the thriving University Town of Lampeter. Benefitting from an attractive shop frontage and excellent visibility the property offers a spacious main retail area together with two additional offices or store rooms making it suitable for a wide variety of retail, office or service based businesses.

Recently re-decorated throughout the premises provides bright, clean and versatile accommodation with the benefit of a fitted kitchen, two w.c. facilities and electric heating.

Flexible lease terms are available by negotiation making this an ideal opportunity for both established businesses and new ventures looking to secure a highly accessible Town Centre location. Early viewing is highly recommended.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

MAIN SHOP FRONT

36' 7" x 12' 1" (11.15m x 3.68m). With large shop window with great street presence, laminate flooring, electric wall heater.



MAIN SHOP FRONT (SECOND IMAGE)



INNER HALLWAY

With rear entrance door.

OFFICE 1

10' 7" x 8' 8" (3.23m x 2.64m).



KITCHEN

9' 3" x 5' 4" (2.82m x 1.63m). A fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit, electric water heater, space for under counter fridge, breakfast bar.



OFFICE 2

12' 2" x 9' 3" (3.71m x 2.82m). With electric wall heater.



GENTS W.C.

With low level flush w.c., wash hand basin, sky light.

LADIES W.C.

With low level flush w.c., wash hand basin.

AGENT'S COMMENTS

A well positioned Town Centre Commercial premises offering a great opportunity.

TENURE AND POSSESSION

We are informed the property is of Leasehold Tenure.

Services

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

Council Tax:

N/A

Parking Types: No Parking Available.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

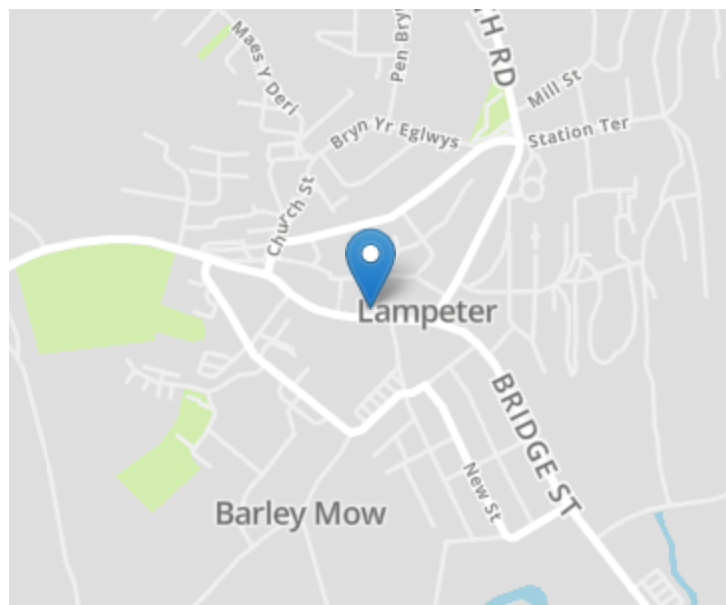
Any risk of coastal erosion? No

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 is located along High Street within the Town Centre of Lampeter, as identified by the Agents 'For Sale' board.

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 :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

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



Regulated by

RICS[®]