



Cathy's Laundry Service, Brodog Terrace, Fishguard, Pembrokeshire, SA65 9NW

Price Guide £160,000

*A deceptively spacious 3 storey Detached Commercial Premises.

*Currently a thriving "Going Concern" and trading as Cathy's Laundry Service Ltd.

*The Launderette is on the Ground Floor, whereas the First and Second Floors have potential for conversion into Living Accommodation (subject to any necessary Change of Use and/or Planning Consents).

*The Property is Sold as a Going Concern inclusive of Trade Equipment.

*Rear Pedestrian Access to the Property as well as a Vehicle Parking Space.

*Servicing Commercial and Local Customers.

*Collection and Delivery Service provided currently.

*Agents for Dry Cleaning, Repairs and Alterations.

*Early inspection strongly advised. Realistic Price Guide. EPC Rating TBC

SITUATION

Fishguard is a popular Market Town which stands on the North Pembrokeshire Coastline, some 15 miles or so north of the County and Market Town of Haverfordwest.

Fishguard has the benefit of a good Shopping Centre, together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The twin town of Goodwick is within a mile or so and Fishguard Harbour being closeby, provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

Cathy's Laundry Service stands in a good trading position just off West Street, where there is half hour parking on the opposite side of the road. Fishguard Town Shopping Centre and Market Square is within 400 yards or so of the Property.

DIRECTIONS

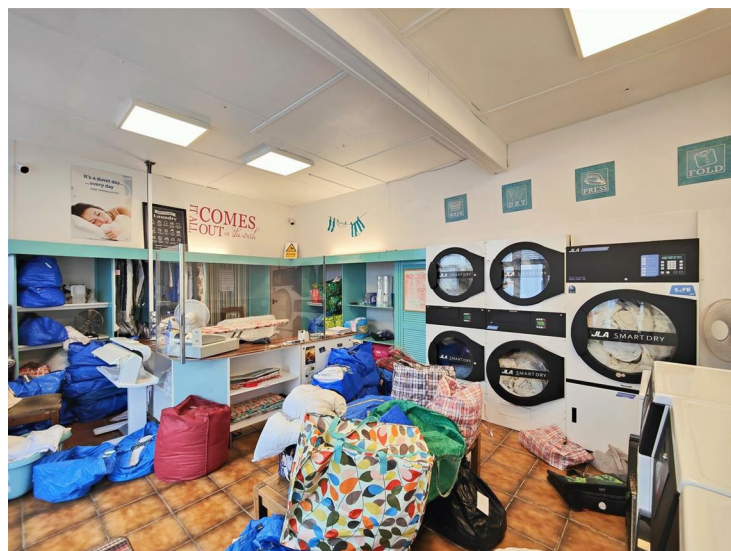
From the offices of Messrs J. J. Morris at 21 West Street, turn left and proceed on this road in the direction of Goodwick for some 200 yards and take the turning on the right adjacent to the CK Store into Brodog Terrace. Continue on this road for 20 yards or so and Cathy's Launderette Services is on the left hand side of the road.

DESCRIPTION

Cathy's Laundry Service comprises a Detached 3 storey Building of cavity brick and concrete block construction with rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Launderette



22'6" x 18'6" (6.86m x 5.64m)
(maximum). With ceramic tile floor, ample power points, 4 ceiling lights, concealed wall strip lights and door to Inner

Hall.

The equipment in the Launderette is listed as follows:-

- 4 No JLA 16Kg Standard Load Stacking Tumble Driers
- 1 x JLA ST50 (large load) Tumble Drier
- N.B. All Tumble Driers have built in Sprinkler Systems.
- HW164 Large Stainless Steel Washing Machine
- 3 No. MAG 15Kg medium sized Washing Machines
- Whirlpool 15Kg Top Loading Washing Machine
- 1 No Miele Professional HM16-83 Rotary Ironer.
- 3 No Tefal Steam Generated Hand Irons.
- CCTV - 2 No Swan HD Digital cameras.
- 1 No Casio electric Till
- Wall Shelves

Inner Hall



With vinyl floor covering, staircase to First Floor, wall light over stairwell and door to:-

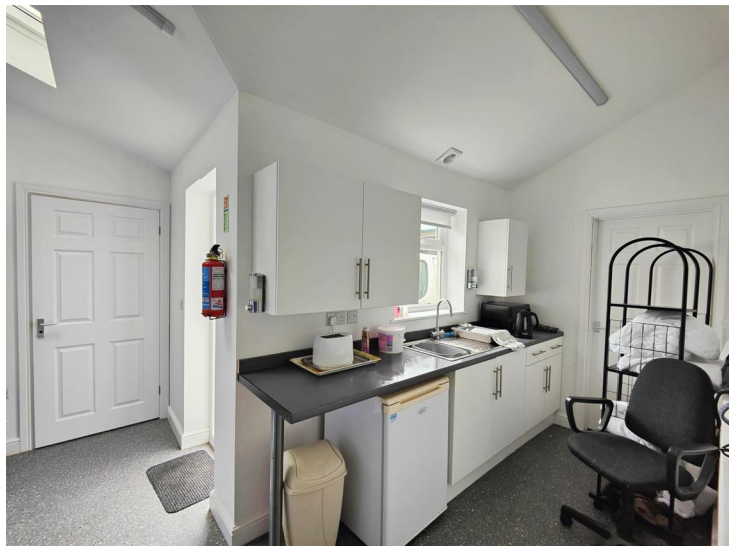
Store Room



12'9" x 8'9" (3.89m x 2.67m)

With vinyl floor covering, uPVC double glazed door to exterior, Velux window, LED strip light, coat hooks, plumbing available for a large washing machine, 4 power points, door to Separate WC and an opening to:-

Kitchen



9'8" x 6'6" (2.95m x 1.98m)

With vinyl floor covering, inset single drainer stainless steel sink unit with mixer tap, range of floor and wall cupboards, LED strip light, appliance points, 4 power points, shelf along one wall, extractor fan and door to:-

Boiler Room

6'6" x 4'6" (1.98m x 1.37m)

With a Worcester wall mounted Gas Boiler (heating domestic hot water), Drayton heating timeswitch, electricity consumer unit, ceiling light and a freestanding pre-lagged copper hot water cylinder.

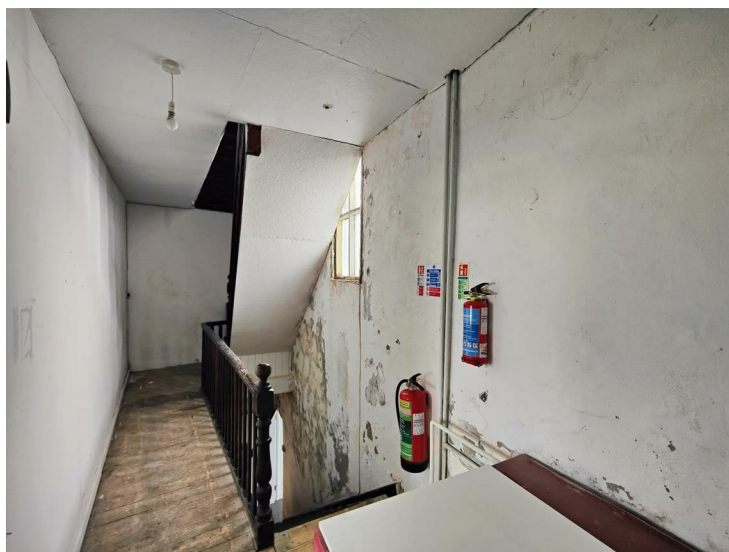
Separate WC

8'5" x 2'11" (2.57m x 0.89m)

With vinyl floor covering, uPVC double glazed window, suite of Wash Hand Basin and WC, ceiling light, extractor fan, wall mirror and towel ring.

FIRST FLOOR

Landing



24'6" x 6'3" (7.47m x 1.91m)

(maximum measurement to include stairwell). With Pine floorboards, cold water tank, ceiling light, single glazed window, staircase to Second Floor and door to:-

Open Plan Store Room

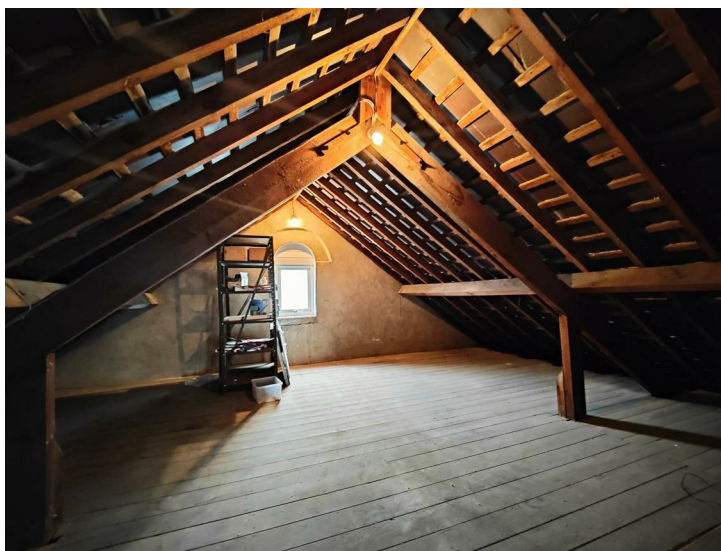


23'4" x 15'0" (7.11m x 4.57m)

With Pine floorboards, 2 uPVC double glazed windows, wall shelves, 4 strip lights and 7 power points.

SECOND FLOOR

Boarded Loft



25'0" x 18'0" (7.62m x 5.49m)

(maximum measurement). With exposed "A" frames, reduced headroom, Pine floorboards and a uPVC double glazed window.

EXTERNALLY

Directly to the rear of the Property is a Tarmacadam hardstanding which allows for One Vehicle Parking Space. The Property also benefits from a Rear Pedestrian Access which leads into the Store Room.

SERVICES

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Boiler heating domestic hot water. uPVC Double Glazed Windows and Doors. Telephone, Subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

TURNOVER

The Turnover in the year ending 30th April 2022 was £93,155. Further information in relation to Trading and Profit and Loss Account Figures are available to Bona Fide applicants only.

REMARKS

Cathy's Laundry Service is a thriving "Going Concern" which is offered "For Sale" fully furnished and equipped. The Washing Machines and Tumble Driers are relatively new and the Building provides a good trading location with potential to convert the First and Second Floor accommodation to a Self Contained Flat/Maisonette. It is currently a Lock-up Commercial Premises and is available inclusive of Trade Equipment as Listed on the Sale Particulars. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

Floor Plan

Area Map



Energy Efficiency Graph

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

Council Tax Band - Exempt

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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