

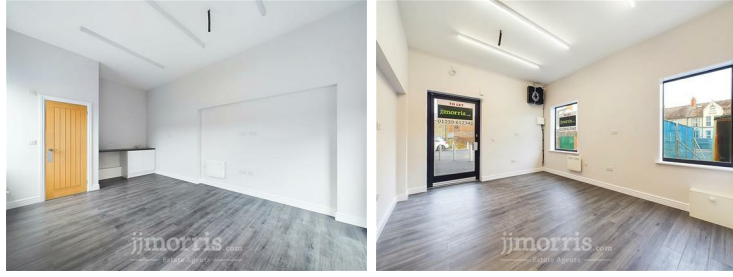


28 Feidrfair, Cardigan, SA431EB

£700 Per Month

Situated in a prime area of Cardigan, this commercial unit benefits from the potential of an extremely high footfall and visibility with the opening of One Stop next door. Surrounded by a vibrant mix of shops, restaurants, and residential properties, it offers a steady flow of potential customers and clients. Inside, the space is designed for versatility, featuring a spacious, open floor plan flooded with natural light, complemented by high ceilings and modern finishes. The well-maintained interior provides a sleek, contemporary setting that can be customized to suit a variety of business needs—whether retail, office, or creative workspace.

Main Floor Area



The Main Floor Area includes a modern wooden laminate floor, wall mounted electric heaters, base unit with complimentary work top unit and stainless steel sink with underneath storage. Large windows allowing ample natural lighting. Large Strip lights as well as a number of sockets to maximise floor layout designs.

WC



Low flush WC, vanity unit with wash basin.

Externally

Externally there is one car park space reserved for this unit, with customers being allowed to use the car park shared with One Stop.

Lease

Duration: FR&I 10 years lease- Further Details/Negotiations Upon Request

Utilities & Services

Electric: Mains

Water: Mains

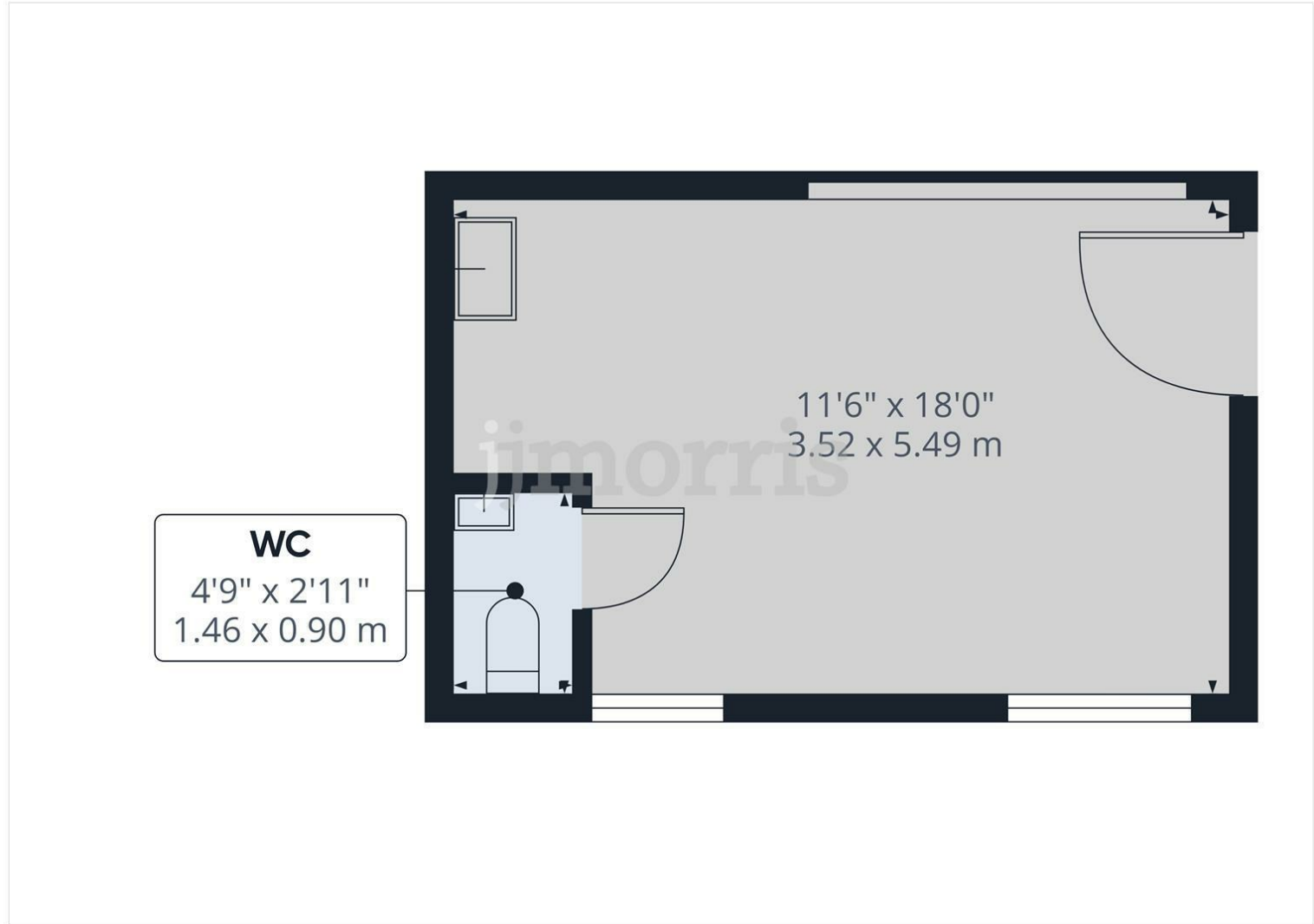
Drainage: Mains

Local Authority - Ceredigion County Council

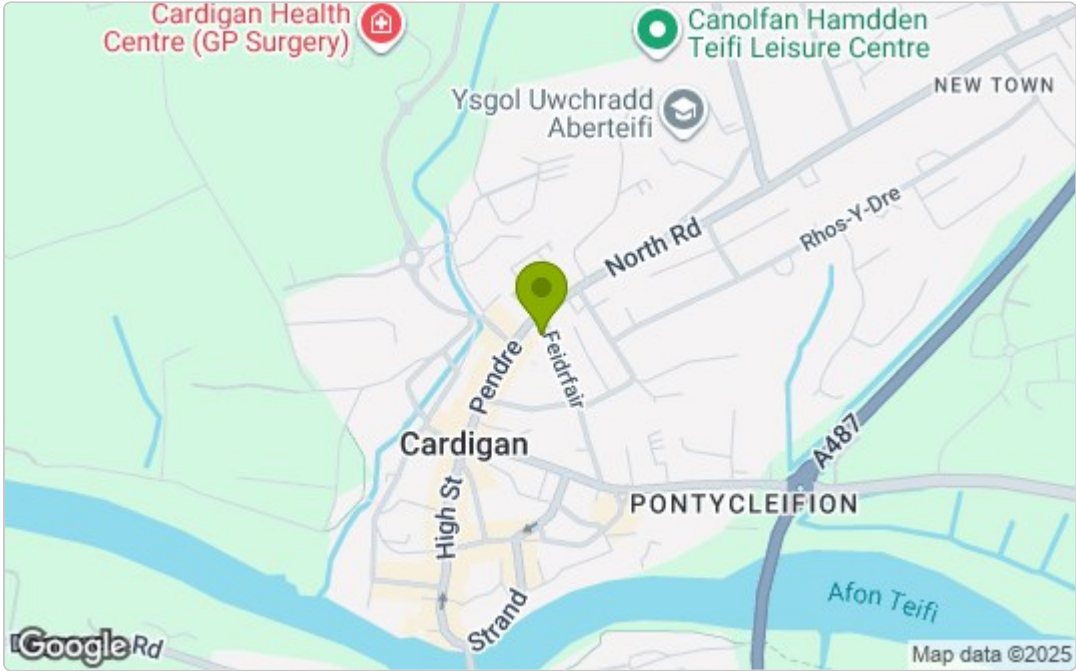
Rateable Value - Not yet assessed.

The property cannot be used as a convenience store, supermarket or greengrocer for the sale of confectionary, newspapers, magazines and periodicals, tobacco and tobacco products, lottery/lotto tickets and other items normally sold in a convenience store together or use as a post office and for an off-licence for the sale of beers, wines, spirits and other alcohol and the ancillary sale of hot savouries and snacks and hot beverages and the sale of DVDs and computer games and the use of an automatic teller machine (ATM).

Floor Plan



Area Map



Energy Efficiency Graph

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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com