



**Ashleigh Surgery Napier Street, Cardigan, SA43 1ED**

**Offers Around £300,000**

Purpose Built c 1998 as a Doctor's Surgery with Car Parking

Site Area Circa 1/3 Acre

2 Storey Accommodation

EPC Rating D

with Vacant Possession Available 1st March 2023



### Situation

Conveniently located off Napier Street and with return frontage to Napier Gardens, a short walk from Public Car Parking in Fairfield, and close to the town centre and its many facilities, including Junior and Secondary Schools, etc.

### Description

The property is of conventional cavity wall construction, with pedestrian access from Napier Street and vehicular access from Napier Gardens.

The building occupies a generous sized plot of approx. 0.3 acres and provides the following accommodation:- (all dimensions are approximate only)

### GROUND FLOOR

#### Front Entrance Lobby

Opening to:

Reception Area/Activities Area 28' x 19' (8.53m x 5.79m)



Office Area 28' x 14' (8.53m x 4.27m)



Office/storage with:

Secondary Office 9' x 8' (2.74m x 2.44m)

Disabled WC

Inner Corridor

With rear Exit, doors to:

4 Consulting Rooms 14'6" x 9'2" (4.42m x 2.79m)



To the left.

### 3 Treatment Rooms



To the right.

There is a side entrance with stairway to the First Floor which offers

### Landing

With door to corridor with WC & storeroom off.

Kitchen 8'9" x 6' (2.67m x 1.83m)



Staff Room 18'9" x 10'9" (5.72m x 3.28m)

2 Offices 25'9" x 17'3" & 17'2" x 11'6" (7.85m x 5.26m & 5.23m x 3.51m)

Interconnecting office or meeting rooms

The first floor benefits from good natural lighting from numerous Velux roof windows

### Outside



Car Park area. Lawned area with mature trees.

### Services, etc.

Services - Mains water, electricity and drainage. Electric heating.

Local Authority - Ceredigion County Council

Tenure - Freehold and available with full vacant possession from 1st March 2023.

Vendor Solicitor - Alan Lewis, Taylor Lewis, Bingham house, Pendre, Cardigan.

### Restrictive Covenants

The conveyance drawn up at the time of the purchase of the land includes restriction on use and residential use is expressly excluded.

We believe that the present class would be D1 - Non Residential Institution.

Other uses may require Change of Use from the Local Authority.

Covenant Clause:-

"No building to be erected on the property hereby conveyed shall be used otherwise than as the practice premises of a medical practitioner, dentist, solicitor, accountant or architect or other office use and no such building be used as a residence or block of flats".

### Remarks

A rare opportunity to acquire excellent premises for ongoing medical use, dentist, opticians and numerous others. Also ideal for Child's Play Centre, Nursery, etc. or office accommodation, administration, etc.

To view, it is essential to contact the Sole Agents who will liaise to the current tenants.

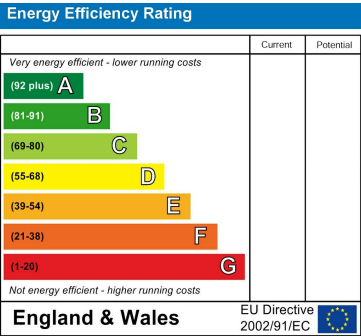
Floor Plan

Area Map



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.

Energy Efficiency Graph



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