



43 Pendre, Cardigan, SA43 1JS

£16,000 Per Annum

The internal frontage to High St is just under over 20 Ft with a depth of approx 42 ft currently used for retailing. To the rear are sections which in the past were part of the retail area but now used for Office, W.C. Changing Rooms etc.

Available for sale or to let the premises are located in the middle of Cardigan's main retail area with nearby traders including Boots, W H Smith and Greggs, the premises comprise a prominent double fronted shop unit with storage, staff kitchen and WC facilities to the rear.

Situation

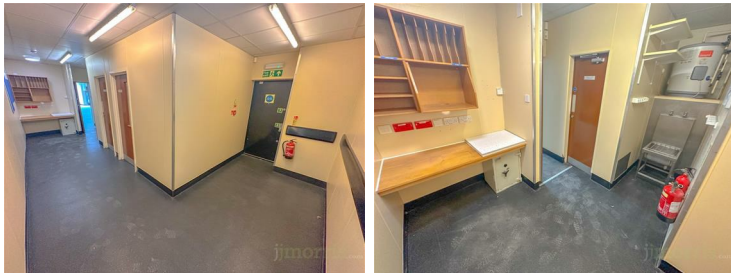
High street is part of Cardigan's main town centre retail area which has a good mix of national and local traders. The town is located close to the coast on the boundary between North Pembrokeshire and Ceredigion and is the largest settlement in the area. It therefore serves not only the local population but also the busy holiday trade, especially in the summer months and around school holidays

Main Retail Area 42'5" x 20'2" (12.93m x 6.15m)



Large glazed window to the front, newly installed suspended ceiling with automatic LED lights. Door to:-

Office/Preparation Area



Stainless steel sink unit with hot water cylinder, workstation, rear access/fire escape. Door to:-

WC

Low flush WC, wall mounted basin.

Changing Room

Wall mounted electric heater.

Office

Fitted workstation with wall mounted cupboard, wall mounted electric heater.

Lease

Terms - negotiable

Available on a new full repairing and insuring lease.

Services, etc.

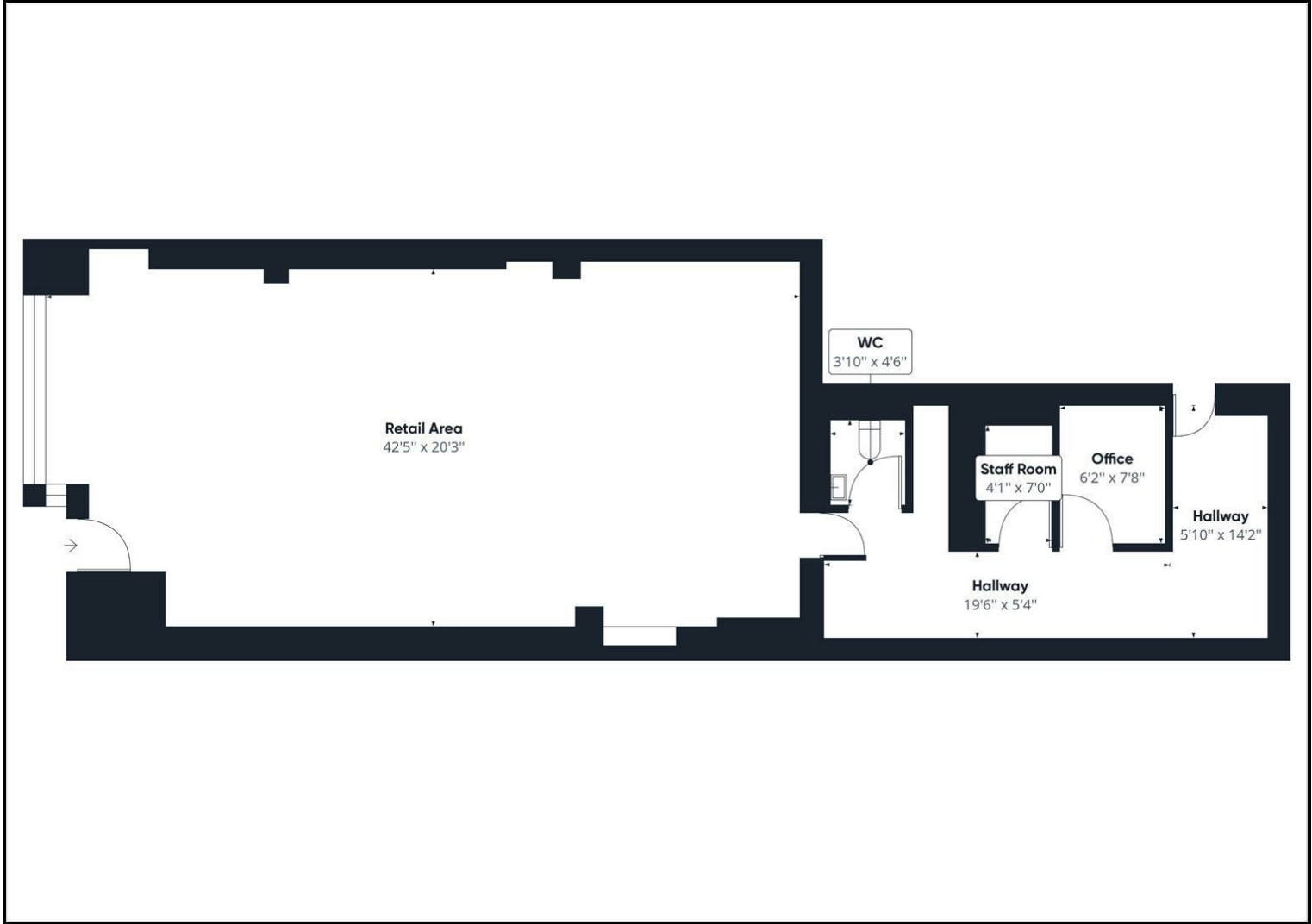
Services - Mains water, electricity and gas.

Local Authority - Ceredigion County Council

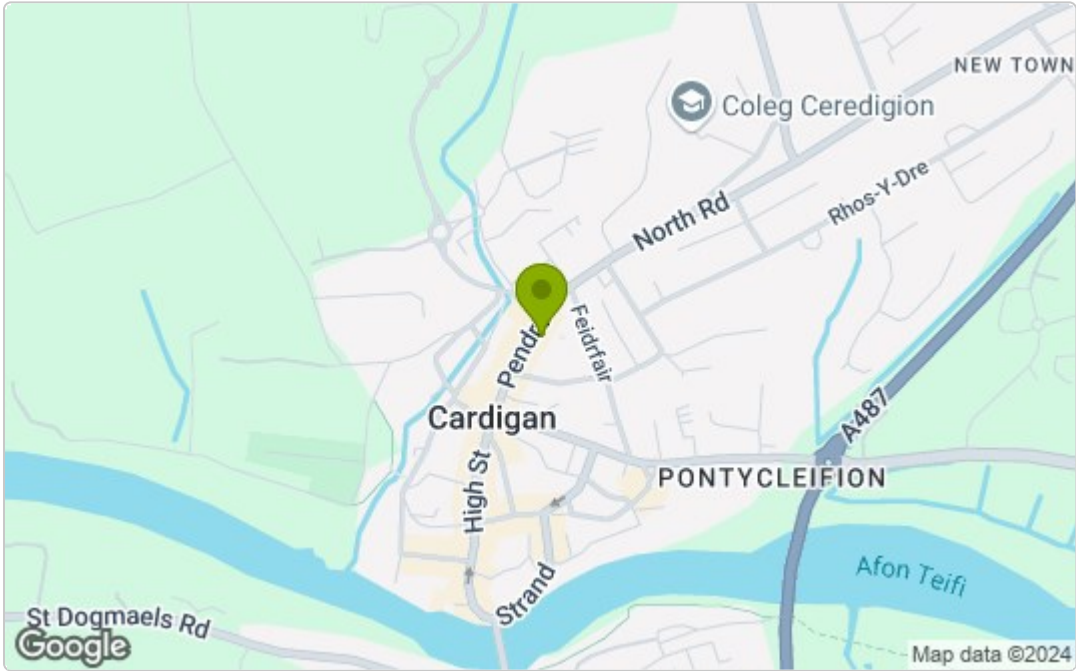
Rateable Value - £8,800.

Rates Paid (2023/24) - £4,708

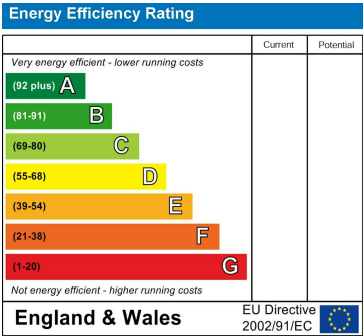
Floor Plan



Area Map



Energy Efficiency Graph



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