

home bargains



TESCO

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Estate Agents

PARC TEIFI BUSINESS PARK

Cardigan, SA43 1EW

£300,000

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Property

Parc Teifi Business Park, Cardigan, SA43 1EW

A rare opportunity to purchase 6.3 acres (2.5 ha) of land currently designated as employment land within the local development plan. Situated on the outskirts of the market town of Cardigan, the land forms part of Parc Teifi Business Park which has both local and national occupiers such as Screwfix, CEF, CCF, J E Harries Electrical and Dyfed Powys Police. Other retailers in around the town include Tesco, Aldi, B&M, Mountain Warehouse, Greggs and Boots with a new Home Bargains store currently under construction.

Location

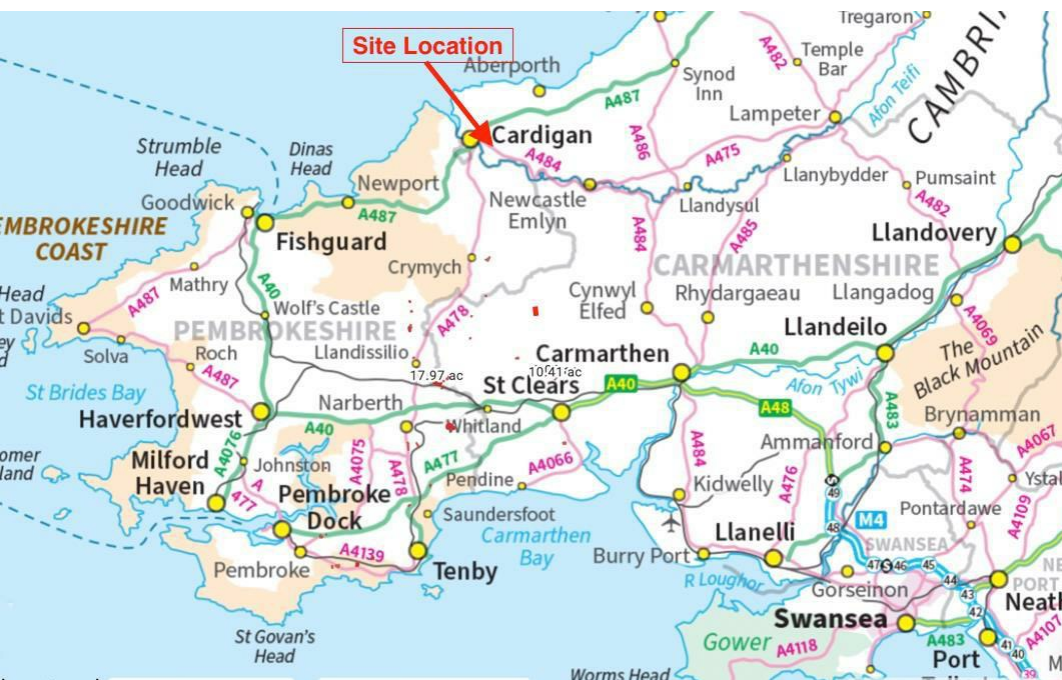
Cardigan is a popular, regional, market town situated on the West Wales coastline and is also a popular tourist destination. The town lies approximately 25 miles north east of Haverfordwest with Aberystwyth some 35 miles to the north east and is accessed by various "A" roads from the north and south giving good road access.

Services

Mains water, electric and drainage are available nearby.

Legal Costs

Each party to be responsible for their own legal cost incurred in the transaction.



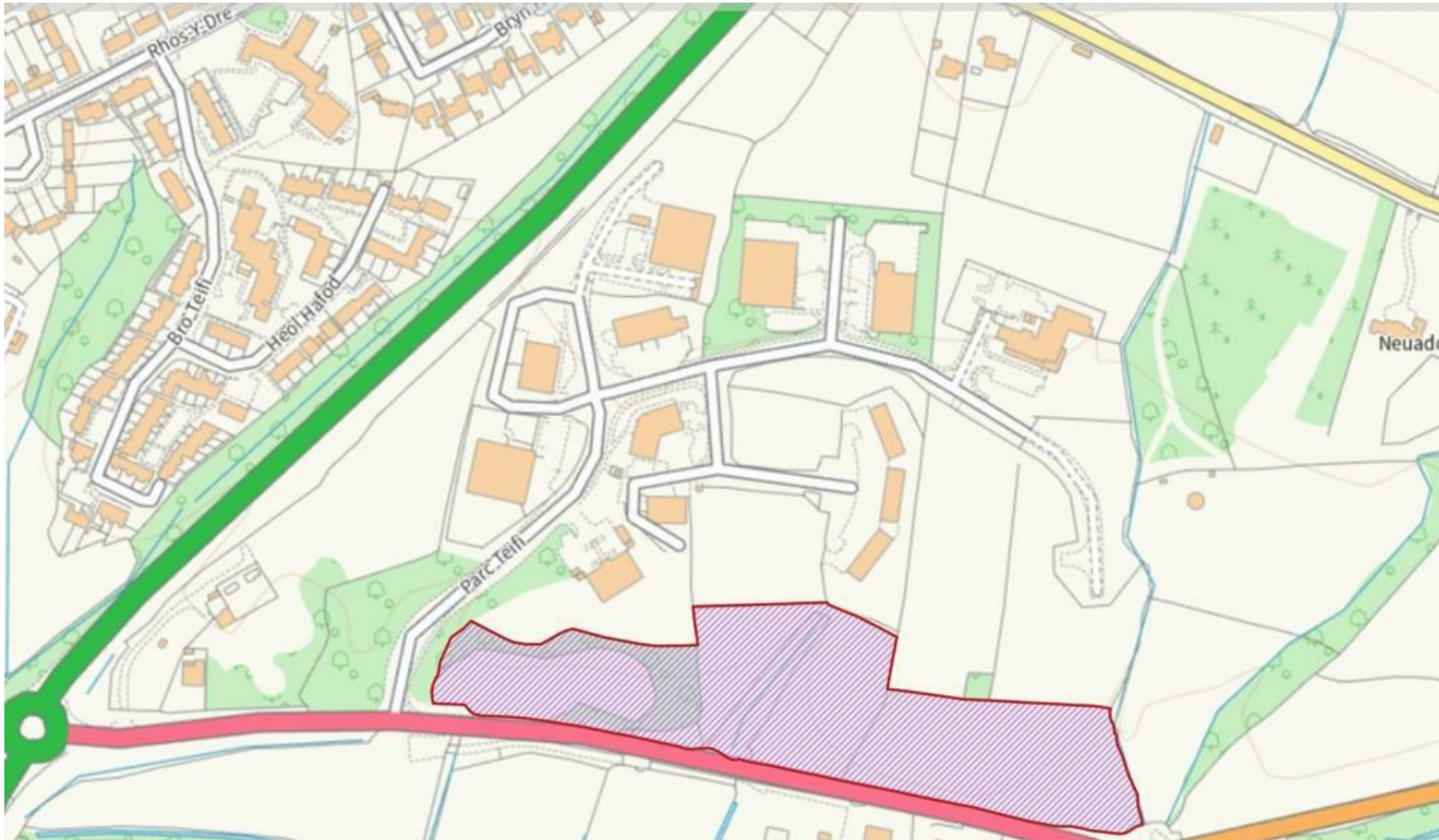
Parc Tefi Business Park is located on the outskirts of Cardigan on the A487 by-pass road with the town centre within a quarter of a mile. The business park is well established and is served by a number of good quality units occupied by both local and national firms.

The Site

The site forms 6.3 acres (2.5ha) of open agricultural land, consisting of three fields and the partial area of a fourth field. The site is vacant at present and there are no buildings on site. The land is allocated as Employment Land with the LDP. Access is directly off the A487, with excellent road frontage.



Call us to arrange a viewing on **01239 612 343**



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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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