

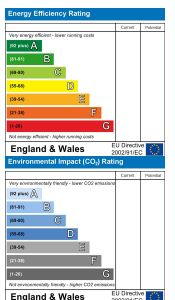


7 Priory Street, Cardigan, Ceredigion, SA43 1BZ

- Freehold Retail Premises
- Town Centre Location
- 400sq ft basement
- Great opportunity
- Busy Street
- 383 sq ft ground floor
- End of Terrace
- EPC Rated E

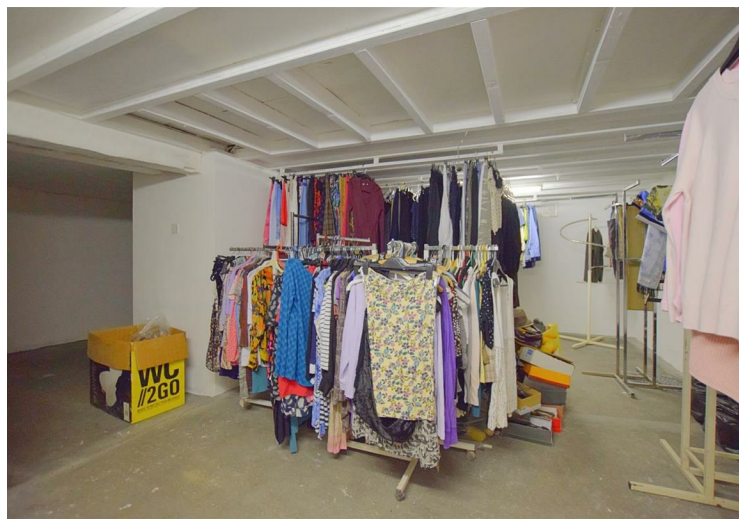
Offers In Excess Of £90,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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An opportunity to purchase an end of terraced retail premises, situated within a busy area of Priory Street in the centre of Cardigan. The ground floor is approximately 383 sq ft (35.6 sq m) Basement approximately 400 sq ft (38 sq m) The premises are currently used as a retail clothes shop and is being sold due to retirement. The premises is sold with the Freehold, the accommodation above the ground floor we are informed has been sold previously on a long lease.

Cardigan is both a town and a community in the county of Ceredigion, Wales. Positioned on the tidal reach of the River Teifi at the point where Ceredigion meets Pembrokeshire, Cardigan was the county town of the historic county of Cardiganshire. Cardigan is the second-largest town in Ceredigion.

Tenure

ACCOMMODATION

BUSINESS RATES

EPC

VAT

LEGAL COSTS

PLANNING USE CLASS

STAFF

VIEWING



DIRECTIONS

From our office in High Street, turn left after short distance turn left into Priory Street, continue and you will find the property on your left hand side just before the Church. What 3 Words Reference - plodding.informed.beefed

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.