

# Y Dyfodol Lampeter

## POA

- Business Opportunity available as a gong Concern
- Successful Nursery in the Teifi Valley
- Superbly presented fit for Purpose Accommodation
- Arranged over 2 Stories with large yard area and External Cabin
- 68 Children currently on the register
- Growing Business with excellent turnover
- Equipped Catering Kitchen
- Attractive rural Location Close to Lampeter
- Further Details form the Sole Selling Agents





**\*\* Rare Business Opportunity\*\***

- \*\* Available as a going concern with Freehold Property
- \*\* Successful Nursery Business with a refurbished fit for purpose premises
- \*\* 68 Children currently on Register with further applications
- \*\* Attractive rural Area on the outskirts of Lampeter
- \*\* For sale due to ill health

**LOCATION**

Attractively located in rural surroundings, enjoying far reaching views over the Teifi valley in a quiet location yet being only 5 minutes from Lampeter, a bustling university and market town in the mid reaches of the Teifi valley in mid Ceredigion, West Wales.

**DESCRIPTION**

A rare opportunity of acquiring an established children's nursery business together with a freehold property sadly being offered for sale due to the current owner's ill health. This former school has been recently refurbished to provide an impressive fit for purpose facility which could also be easily adapted to a host of other uses and in our opinion for example could make a fantastic country house restaurant, offices, live/work unit (stp).

The building which is of original Victorian stone and slate building having been extensively refurbished, has the benefit of double glazing and oil fired central heating with high insulation levels and conforming with all current regulatory requirements including fire regs, smoke alarms etc.

The business is available fully equipped to include cctv cameras etc., catering kitchen.

The Accommodation which is well presented provides the following -

**FRONT MAIN RECEPTION**

with ramped access via main door to -

**HALLWAY**

Stairs to -

**FIRST FLOOR****PRINCIPAL FIRST FLOOR ROOM**

52' x 17'9" overall (15.85m x 5.41m overall)

With 2 sink units

**TOILETS**

having 3 cubicles, two wash hand basins

**OFFICE**

15'7" x 8'10" (4.75m x 2.69m)

Being networked with computer cabling etc., radiator

**GROUND FLOOR MAIN CRECHE**

52' x 17'10" (15.85m x 5.44m)

**INNER LOBBY**

leading to -

**CHANGING AREA**

11'8" x 4'7" (3.56m x 1.40m)

**DISABLED/STAFF TOILETS**

with wash hand basin and toilet

**COT ROOM**

10'5" x 4'8" + recess 4'3" x 3'2" (3.18m x 1.42m + recess 1.30m x 0.97m)



### CHILDREN'S TOILETS

11'2" x 7'3" (3.40m x 2.21m)

With 3 cubicles and 3 wash hand basins

### REAR LOBBY

having rear entrance door

### LOBBY/PREP AREA

leading to -

### CATERING KITCHEN

11'10" x 10' (3.61m x 3.05m)

fully fitted with stainless steel lined walls, extraction hood including double bowl sink unit, Range etc.

### REAR LOBBY

### SEPARATE LAUNDRY CUPBOARD

with plumbing and space for washing machine and tumble dryer

### BOILER ROOM

having oil fired central heating boiler

### DRY STORE

8' x 6'6" (2.44m x 1.98m)

### REAR ENTRANCE DOOR

### EXTERNALLY

The property is approached via a recessed entrance having 14 car parking spaces including disabled space, extensive enclosed tarmacadamed play areas with external cabin

providing a valuable teaching resource, the whole enjoying a pleasant position overlooking the Teifi valley.

### External Cabin

### THE BUSINESS

A successful business having recently celebrated its 15th birthday, currently with 68 on register and further 9 new children to attend in February. This is a growing business, accounts and trading figures are available to bonafide interested parties. The property is available as a fully operational going concern to include goodwill equipment including catering equipment, external log cabin, mini bus, toys, computers etc., further details from the selling agents.

### AGENTS NOTES

A successful business with an impressive premises that is reluctantly being offered for sale due to the current vendors ill health, an ideal opportunity for somebody to be their own boss.

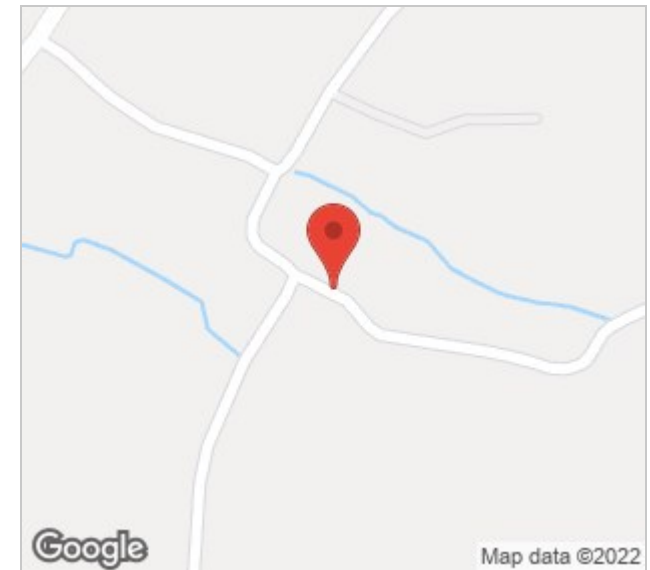
### DIRECTIONS

From Lampeter take the road south, continue past the Coop, continuing around the corner past Motorworld, taking the next left turning onto the B4343 road, continue through the village of Cellan and after passing over a stone hump back bridge, take the next right hand turning (signposted Y Dyfodol) and the property can be found after approximately half a mile on the left hand side.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E		
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(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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