

**FOR SALE**  
**FORMER DRILL HALL**

BRYN ROAD, LAMPETER, CEREDIGION SA48 7EF



**0.18 HECTARES (0.45 ACRES)**  
**WITH POTENTIAL FOR DEVELOPMENT**





- Development Potential
- Town Centre Location
- 0.18 hectares (0.45 acres)

## LOCATION

The property is situated on Bryn Road, a well known address in Lampeter, which is a University and market town dominating the immediate area. The property is in close proximity to all amenities and the town centre, with extensive frontages to Bryn Road and access to Church Street.

## DESCRIPTION

The main Drill Hall is an imposing, 2/3-storey structure of rendered brick and stone walls supporting a pitched roof clad with slate. The walls are rendered and painted. The building has been subdivided internally to provide meeting rooms, classrooms, firing range and ladies and gents WCs.

There are 3 further outbuildings to the rear, which are steel framed and clad with corrugated steel sheeting or timber cladding. These provide storage and changing rooms.

The site itself extends to 0.18 hectares (0.45 acres) and has significant development potential, possibly in conjunction with the adjacent redundant school site.

## MAINS SERVICES

All mains services are connected to the property.

## BUSINESS RATES

Rateable Value (2017)

£14,250

## ACCOMMODATION

### Drill Hall (gross internal area)

Ground floor	375.63 sq m	(4,043 sq ft)
First floor	375.63 sq m	(4,043 sq ft)
Second floor	58.8 sq m	(633 sq ft)
Dormitory (gross internal area)	72.76 sq m	(783 sq ft)
Store (gross internal area)	183.9 sq m	(1,979 sq ft)
Store (gross internal area)	104.95 sq m	(1,130 sq ft)

## TENURE

Freehold.

## VAT

VAT will not be charged on the sale.

## RENT/PRICE

On application.

## EPC RATING

Drill Hall: G  
Classroom: G  
Dormitory: D



## VIEWING

Strictly by appointment with sole agents:-

Jeremy Symons [jeremy.symons@coark.com](mailto:jeremy.symons@coark.com) 02920 346350

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