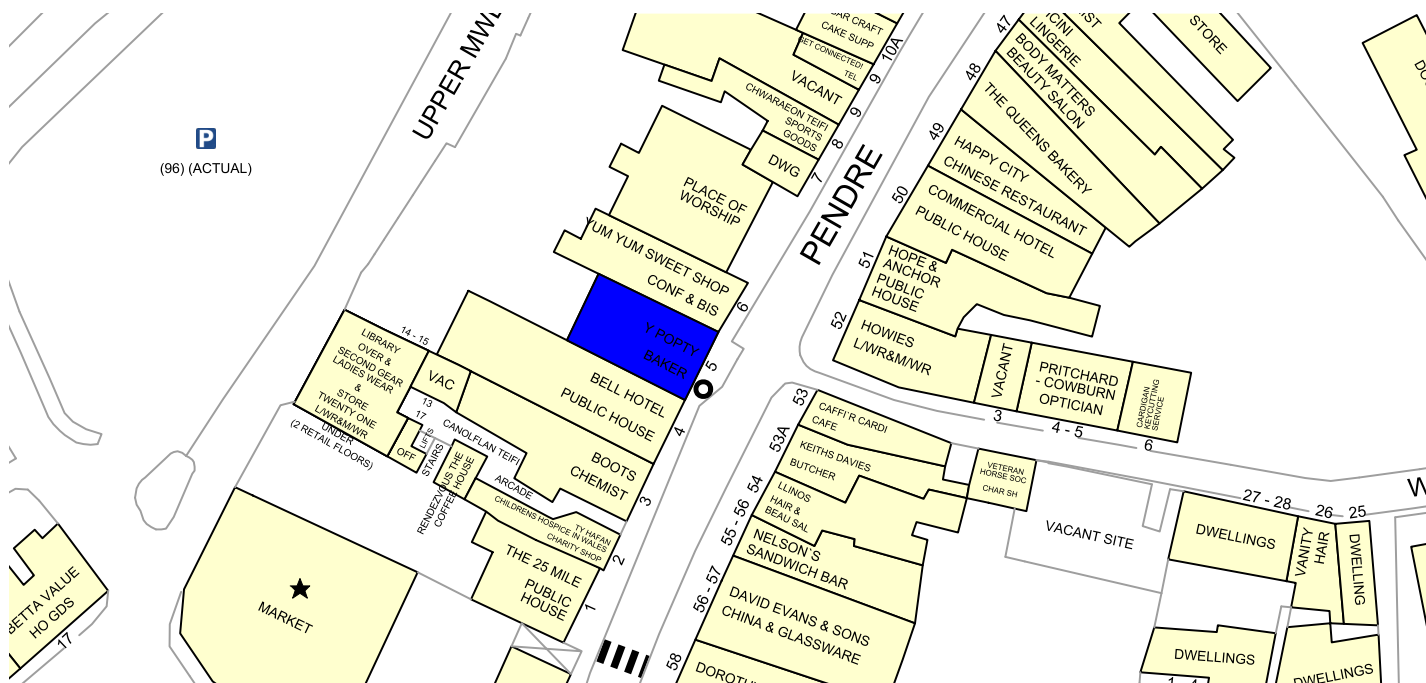


5 PENDRE
CARDIGAN SA43 1JL



SHOP TO LET



The premises is located in a good position on the Pendre, Cardigan, which is a busy historic market town located on the West Wales coast. Carmarthen is located approximately 27 miles to the east, Aberystwyth being 40 miles to the north and Haverfordwest being 35 miles to the south.

Occupiers within the vicinity include Dorothy Perkins, The Cooperative Pharmacy and Boots the Chemist.

DESCRIPTION

The property comprises a three storey building over ground, first and second floors. Access into the shop is direct from Pendre, whilst access to the upper floors is provided at the rear of the premises via an external staircase. The upper floors could be used as a 2/3 bedroom flat subject to refurbishment.

TERMS

The premises is available to let on the basis of a new full repairing and insuring lease for a term to be agreed.

Quoting rent £15,500 pax

RATEABLE VALUE

The property has a current rateable value of:

Rateable value £22,250

The 2017 draft valuation for the property however, is £15,000. Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

VAT

Landlord to confirm.

ACCOMMODATION

The property provides the following approximate areas and dimensions:-

Gross frontage	9.5m	31 ft 02 ins
Net frontage	7.04m	23 ft 01 in
Built depth	15.49m	50 ft 10 ins
Internal width	7.84m	25 ft 09 ins
Ground floor sales	97.35 sq.m	1,048 sq ft
Ground floor stores	17.13 sq.m	184 sq ft
First/Second Floor Flat – not measured		

EPC RATING

C - 64

LEGAL COSTS

Each party to bear its own legal costs in dealing with this transaction.



VIEWING

Viewings are to be arranged via ourselves or our joint agent-
Ben Davies ben.davies@coark.com 029 2034 6311

REF: BD/100080 – OCTOBER 2016

Nick Golunski nick.golunski@calanretail.com 029 2053 7714

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

Regulated by RICS

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