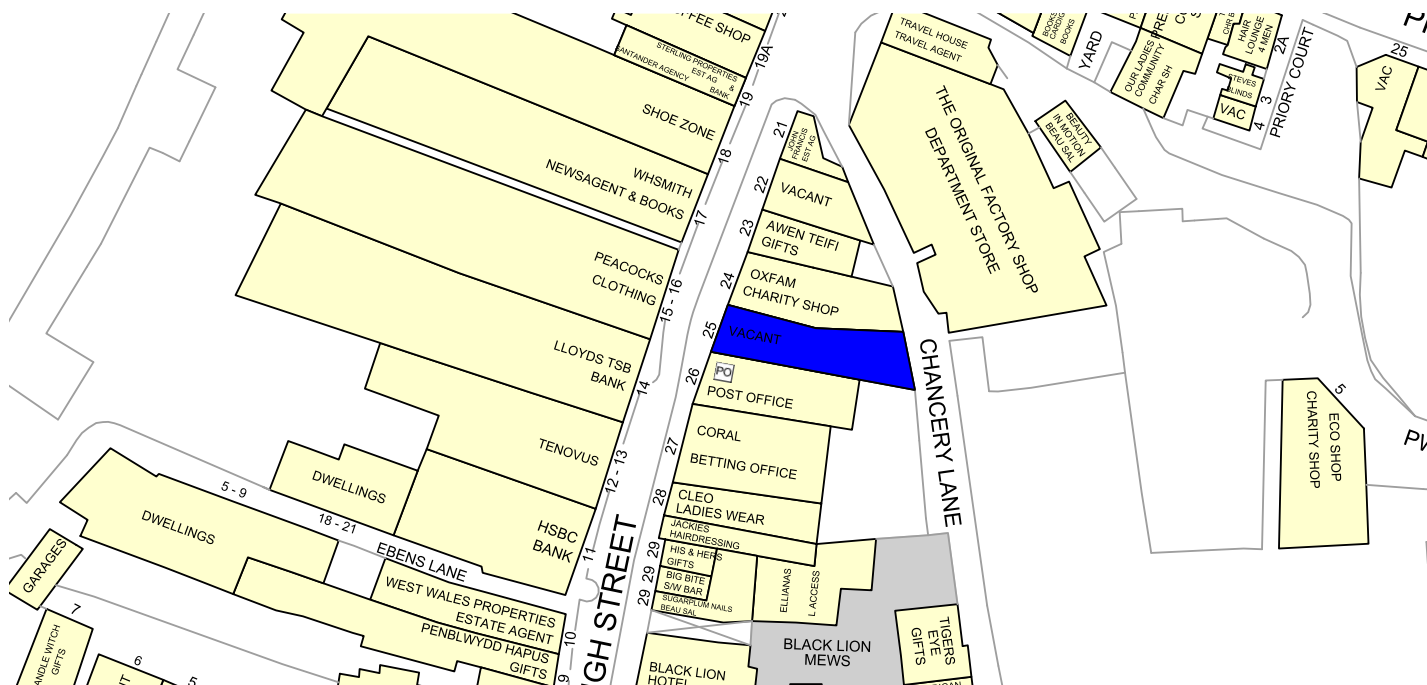


25 HIGH STREET
CARDIGAN SA43 1JG



SHOP TO LET



The property is located within the prime section of High Street, 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. Other notable occupiers within the immediate vicinity include Peacocks, Shoe Zone, W H Smiths, Original Factory Shop, HSBC, The Works and Salt Rock.

DESCRIPTION

The property comprises a four storey building over basement, ground and two upper floors. Access into the shop is direct from High Street whilst an internal staircase connects the ground floor with the basement. The intention is to let the ground floor and basement for retail purposes, whilst the landlord will convert the upper parts to residential flats.

TERMS

The ground floor and basement is available to let on the basis of a new lease for a term to be agreed via effective full repairing and insuring terms, five yearly upwards only rent reviews.

Quoting rent £23,750 pax

RATEABLE VALUE

The 2017 Rateable Value for the property is:

Rateable value £12,750

Rates payable £6,362

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

VAT

The property has not been elected for VAT at the present time.

ACCOMMODATION

The property provides the following approximate areas and dimensions:-

Gross frontage	5.46m	17 ft 08 ins
Internal width	5.31m	17 ft 03 ins
Shop depth	20.03m	65 ft 05 ins
Built depth	24.40m	80 ft 00 ins
Ground floor sales	117.15 sq.m	1,261 sq ft
Basement - not measured		

PLANNING

We are orally informed by the Local Planning Authority that the property is Grade II Listed.

EPC RATING

F - 144

LEGAL COSTS

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



VIEWING

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

REF: BD/22924 - 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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