

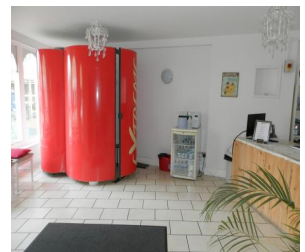


3 Queens Terrace Cardigan SA43 1LJ

An opportunity to purchase not only an existing tanning business in the centre of Cardigan town but also a nice 1 bedroom self contained flat above the shop premises. The shop area has a main showroom area with small wash room and separate wc off. The flat is accessed via its own dedicated entrance door to the side with staircase leading up to an open plan lounge / kitchen, shower room, double bedroom. Perfect for an owner occupier to run a business or indeed to let out the flat for residual income.

- ❖ Shop And 1 Bedroom Flat Above
- ❖ Centre Of Cardigan Town
- ❖ Overall Nice Condition
- ❖ Ideal For An Owner Occupier
- ❖ Existing Tanning Salon
- ❖ Could Change Use (subject to planning)
- ❖ Flat With Separate Access
- ❖ Energy Rating: E

£119,000



1 Cawdor Terrace, Newcastle Emlyn
 Carmarthenshire SA38 9AS
 info@housesforsaleinwales.co.uk

10 High Street, Cardigan
 Ceredigion SA43 1HJ
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Top Tan



The Shop Showroom 20' 8" x 13' 4" (6.30m x 4.06m)

With 3 large windows to the front providing plenty of advertising space plus entrance door, tiled flooring, counter, arched recess 10' x 7' (3.04 x 2.13) with concealed door into:



Main Showroom - Another View



Kitchenette

With work area, stainless steel sink/drainer unit, tiled splash back, door into:



Inner Lobby

With doors to 2 WCs, door out to small rear yard area.

WC



Flat

Accessed via a separate door from the front and leading to:

Entrance Hall

With built-in storage cupboard with electric key meter, staircase to first floor.

Landing

With access to loft space, doors to:

Living Room *13' 6" x 11' 10" (4.11m x 3.61m)*

With 2 sash windows to the front, electric radiator.



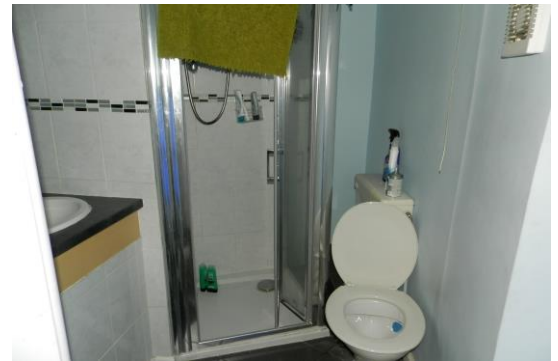
Kitchen Area *10' 0" x 5' 0" (3.05m x 1.52m)*

With a range of fitted wall and base units, work top space, sink/drain unit, 4-ring electric hob with oven and extractor over, part-tiled walls & tiled flooring, through to:



Shower Room

With sash window to the front, shower cubicle with electric shower fitted, low level flush WC, wash hand basin set in vanity unit, part-tiled walls, tiled flooring, access to loft space.



Bedroom *9' 2" x 8' 4" (2.79m x 2.54m)*

With sash window to rear.



Directions

From our office in Cardigan, proceed up the High Street and turn left before the Guildhall and 3 Queens Terrace is located on the left-hand side at the bottom.

General Information

Viewings: Strictly via the agents, Houses For Sale in Wales

Services: Mains electricity, mains water and mains drainage.

Council Tax: For the flat - Council Tax Band A, Ceredigion County Council.

Rateable Value for shop is £3,250 per annum (not necessarily what you pay in rates as certain relief is sometimes available - please make your own enquiries).

Offers Procedure

Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

Important Notice

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. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can 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. All photographs are taken with a digital camera.

