

**HOUSESFORSALEINWALES.CO.UK**

**01239 712760 / 01239 712762**  
**info@housesforsaleinwales.co.uk**



Excellence  
Is Our  
Minimum  
Standard



## **iago, 2 & 3 Sycamore Street Newcastle Emlyn SA38 9AJ**

Have you recently moved to the area or are thinking of doing so, or indeed have you been in the area for a while and are looking for an income? This business could be for you ! Here we have a profitable giftware / toy shop / bookshop situated in a prominent position within yards of the local Co-op supermarket right in the centre of the bustling market town of Newcastle Emlyn. Available on a leasehold basis ( our client has been advised by her landlord that an extension to 7yrs is possible if required) with all stock included in the asking price (stock value estimated at between £35,000 and £40,000) Super opportunity for an entrepreneurial individual to increase the turnover and develop their own ideas.

- ❖ Established Giftware / Toyshop / Bookshop
- ❖ Centre Of Newcastle Emlyn Town
- ❖ 2, 5 or 7yr Lease Available
- ❖ Close To Co-op Supermarket
- ❖ Profitable Lifestyle Business
- ❖ Two Showrooms
- ❖ Scope To Develop Further
- ❖ Energy Rating TBA

**£80,000**



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

10 High Street, Cardigan  
Ceredigion SA43 1HJ

## Manager's Note

Our client is willing to show accounts for the business in person only during any viewing by individuals who may be seriously interested.

## Accommodation

With timber glazed door into:

### Main Showroom Area 26' 6" x 23' 5" (8.08m x 7.15m)

A very well fitted out showroom with lots of display shelving, racks, leading through to a secondary showroom with more display shelving. This is No. 2 Sycamore Street.



### Main Showroom - Another View



### Main Showroom - Another View





## Secondary Showroom Area 13' 5" x 8' 5" (4.08m x 2.57m)

This is No. 3 Sycamore Street.



## Secondary Showroom - Another View



## Rest Room

With stainless steel sink/drainer unit, fridge, desk, storage shelving, access to:



## WC

With low level flush WC, wash hand basin.



## Directions

From our office in Newcastle Emlyn, proceed down the main street towards the bridge and Iago is on the left-hand side just after the pedestrian crossing.

## General Information

Viewings via the agents, Houses For Sale in Wales

Services: Mains electricity, mains water, mains drainage.

Tax: No. 3 – currently no rates payable

No. 2 - 2187 2016/17 business rates.

Rent Payable: £1,018.33 per month.

## 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.

