

# Fred Rees & Son



**Auctioneers, Estate Agents & Valuers**

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For Sale by Private Treaty

WEST WALES COAST

Ceredigion

CARDIGAN TOWN

LARGE COMMERCIAL AND RESIDENTIAL PROPERTY

Carmarthen 27 miles

Aberaeron 22miles

Newcastle Emlyn 10 miles

Aberystwyth 40 miles

THE LARGE FREEHOLD CENTRALLY SITUATED PROPERTY

PROVIDING IN EXCESS OF 5000 sq FEET OF FLOOR AREA OVER THREE FLOORS



TENURE: FREEHOLD

PRICE: £600,000 O.N.O. Inclusive of Fitted Carpet, Blinds, Fixtures & Fittings as specified in the sales particulars

SERVICES: We are advised that the property is serviced by –

MAINS WATER, ELECTRICITY, GAS & DRAINAGE. Telephone installed, superfast broadband available .

COUNCIL TAX: (DOMESTIC) £1,203 to March 2023. Band C

VIEWING: STRICTLY BY PRIOR APPOINTMENT WITH THE SELLING AGENT. All negotiations must be conducted through the offices of Fred Rees & Son

LOCAL AUTHORITY: Ceredigion County Council, Canolfan Rheidol, Rhodfa Padarn, Llanbadarn Fawr Aberystwyth Ceredigion SY23 3UE. Telephone: 01545 570881

The premises occupies a prominent double fronted street position and is of solid stone block and rendered construction under a slate roof. Internally the property has MAINS GAS CENTRAL HEATING and part double glazed windows and conforms to modern day standards in respects of electrics, smoke detectors etc.

The present owners are retiring and have been in occupation for the last 42 years, running a successful Chinese Restaurant Business.

The Accommodation is as Follows-

Ground floor commercial.

Wide double fronted window display with central door to lobby and access to RESTAURANT. Separate front door to

TAKEAWAY AREA : Door from lobby to:

RESTAURANT: 30' (9.14m) approx by 27'6" (8.38m) approx . The total restaurant area will take 60 covers. 3 radiators. Power points. Access to Take Away and Reception area. Front counter, Tiled Floor and Walls. Modern down lighting, sink unit and fitted base units, telephone point, shelving.



The main restaurant area leads into additional Dining Space 23'6" (7.16m) by 20' (6.09m). Down lighting, Radiators, PowerPoints, Glazed door and enclosed staircase to 1st floor. Access to Ladies and Gents toilets

Wide double doors lead into the

COMMERCIAL KITCHEN 27'4" (8.33m) by 15' (4.57m) Tiled walls, modern flooring plus part stainless steel covering . Strip lighting. Two large bowl stainless steel sink units. Full range of commercial cooking equipment including six burner Gas Hob and Cooker, deep fat Fryer, large stainless steel 5 burner Chinese cooker, stainless steel work surfaces, large air extractor hood, large central stainless steel work surface, shelving, 4 large refrigerators, 2 chest freezers. Power points. The kitchen equipment will all be included in the sale.

Door with staircase leading down to LARGE CELLAR 48'9" long (14.86m) by 12' (3.66m) full headroom, concrete floor, strip lighting, Ideal mains gas boiler providing central heating and hot water. Two hot water cylinders, within the cellar is a walk in COOLER ROOM, 15'6" (4.72m) by 6'2" (1.88m). Wide rear door from the cellar leads into a concrete pathway and yard area, external metal staircase leads up to first floor level, door from pathway leads out over a rear pedestrian area and access onto William Street.



PRIVATE OWNERS ACCOMMODATION—1st FLOOR

LANDING: Power points, Separate WC with hand wash basin and radiator.

BATHROOM: Panelled bath with shower above, pedestal wash hand basin and WC.

LOUNGE: 24' (7.32m )by 27'6 " (8.38m) two radiators, power points, front windows.

KITCHEN: 12'3" (3.73m) by 11'3" (3.43m) stainless steel sink unit, fitted base units, four ring gas cooker, plumbing for automatic washing machine, shelving, Power Points.

BEDROOM 5: As Marked, single, presently used as a store room.

BEDROOM 6: As Marked, single.

REAR LANDING AREA

BEDROOM : 13' (3.96m) by 9'10" (3m) Fitted wash hand basin with mirror above, fitted wardrobe with cupboards above, Radiator and PowerPoints.

BEDROOM: 11'3" (3.43m) by 10'3" (3.12m) Fitted wash hand basin with mirror above, radiator, Power Points fitted wardrobe cupboards above.

BEDROOM Rear Large Double: 21'6" (6.55m) by 12'3" (3.73m) side and rear windows, fitted wash hand basin with mirror above, fitted wardrobe and cupboards, 2 radiators, Power Points.

SECOND FLOOR, LARGE LANDING AREA "L Shaped" Radiator.

The front landing area leads to a Double Bedroom with en Suite 11'6" (3.50m) by 11'2" (3.40)m. Two large double glazed windows to the front 2 radiators, Power Points. Fitted wash hand basin with mirror above. Fitted wardrobe and cupboards.

ENSUITE BATHROOM Panelled Bath and WC, Air extractor.

BEDROOM. 10'2" (3.10) by 9'3" (2.82m) radiator and power points

**Off the rear landing there are three Rooms/Bedrooms.** Access to fire escape with metal staircase down to the ground level.



OUTSIDE: There is rear pedestrian access from William Street for deliveries.

Please Note: The property will be sold to include Commercial equipment including restaurant tables, chairs, kitchen equipment etc.

### KEY FEATURES

1. Excellent Trading Location.
2. Large Freehold Commercial and Residential Premises.
3. Large Restaurant.
4. Gas Central Heating.
5. Multi Purpose Use.
6. Good Investment Property

### **General Remarks and Stipulations**

#### **Wayleaves, Easements and Rights of Way**

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the condition of sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/bridleways.

#### **Plans, Areas and Schedules**

Any available plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

These particulars are for guidance only and do not constitute part of an offer or contract. While every effort is made to be as accurate as possible all descriptions, dimensions reference to condition and necessary permissions for use and occupation & other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Please note that we have not tested equipment, appliances & services.