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- EXCELLENT INVESTMENT OPPORTUNITY.
- MIXED USE PREMISES.
- TABLE COVERS FOR UP TO 75 PERSONS.
- 2 BEDROOMED LIVING ACCOMMODATION.
- BUSINESS UNAFFECTED.
- LICENSED BAR AND GRILL.
- GAS C/H. DUAL ROAD FRONTAGE.
- CARDIGAN TOWN CENTRE.

Priory Cafe and Restaurant
Priory Street
Cardigan SA43 1BZ

£295,000 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk
Telephone: 01267-220424 • Facsimile: 01267-238779
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



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Floor 1

Ground Floor



Floor 2

A **LONG ESTABLISHED 3 STOREY MIXED USE MID-TERRACED PREMISES** comprising a **CAFE** at ground floor level, **LICENSED BAR AND GRILL** at first floor level with to the second floor **2 BEDROOMED LIVING ACCOMMODATION** with independent access to 'Pwllhai'. enjoying **dual road frontage** (Priory St. and Pwllhai) fronting onto a **busy thoroughfare occupying a prominent trading position** just off 'Pendre' close to the readily available facilities and services at the centre of a former County town of Cardigan that is renowned for its 12th Century Norman Castle that is located on the **Ceredigion/Pembrokeshire borders** in the lower Teifi valley just off the 'mouth' of the Teifi estuary and within close proximity of Cardigan Bay.

THE PROPERTY IS SOLD SUBJECT TO A 10 YEAR LEASE THAT COMMENCED ON THE 1ST JANUARY 2021 IN FAVOUR OF THE CURRENT OCCUPIERS.

GAS C/H.

EMERGENCY LIGHTING.

CAFE 38' x 15' 7" (11.57m x 4.75m) overall with **table covers for up to 45**. 11' 7" (3.53m) wide display window. 2 Radiators. Doors to the front and rear. Walk-in understairs storage cupboard off.

FIRST FLOOR - emergency lighting to the stairwell

RESTAURANT 21' 4" x 16' (6.50m x 4.87m) plus bay window with **table covers for up to 28**. Bar servery.

KITCHEN 16' x 11' 10" (4.87m x 3.60m) with window to rear. Wash hand basin.

INNER HALL

SEPARATE WC 7' 10" x 3' 9" (2.39m x 1.14m) with part tiled walls. 2 Piece suite in white comprising wash hand basin and WC.

HALLWAY with staircase to first floor. Part glazed door to

REAR HALL with steel staircase to 'Pwllhai'.

SECOND FLOOR

LANDING with laminate flooring. Radiator. 2 Power points.

LIVING ROOM 16' 1" x 11' 7" (4.90m x 3.53m) with laminate flooring. Radiator. Window to fore. 9' 2" (2.79m) **ceiling height**.

BEDROOM 1 12' 4" x 8' 4" (3.76m x 2.54m) with double glazed 'Velux' window. Laminate flooring. Radiator. 9' 2" (2.79m) **ceiling height**.

BEDROOM 2 12' 4" x 8' 3" (3.76m x 2.51m) with laminate flooring. 9' 2" (2.79m) **Ceiling height**. Double glazed 'Velux' window. Access to loft space.

KITCHEN 10' 10" x 8' 3" (3.30m x 2.51m) with base and eye level kitchen units incorporating a sink unit, hob and oven. Ceramic tiled floor. Window to rear. Part tiled walls. C/h timer control. Extractor fan. 9' 3" (2.82m) **ceiling height**. **BOILER CUPBOARD OFF**.



SHOWER ROOM 'L' shaped with window to rear. Extractor fan. 2 Piece suite in white comprising WC and wash hand basin. Part tiled walls. Tiled shower enclosure with plumbed-in shower over.

LEASE

The property is Let to the present Tenants under the Terms of a Lease that was granted on the 1st January 2021 for a period of 10 years.





DIRECTIONS: - The property is located towards the **end/top of 'Priory Street'** before the **'T'** junction with **'Pendre'** and **opposite** the 'Guildhall/Corn Exchange' Gallery.

ENERGY EFFICIENCY RATING: - C (59).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0020-0204-1304-0105-9400.

SERVICES: - Mains electricity, water, drainage and gas. Telephone subject to B.T. Regs.

COUNCIL TAX: - **FLAT** - BAND A. 2023/24 = £1,275.06p. *Oral enquiry only*

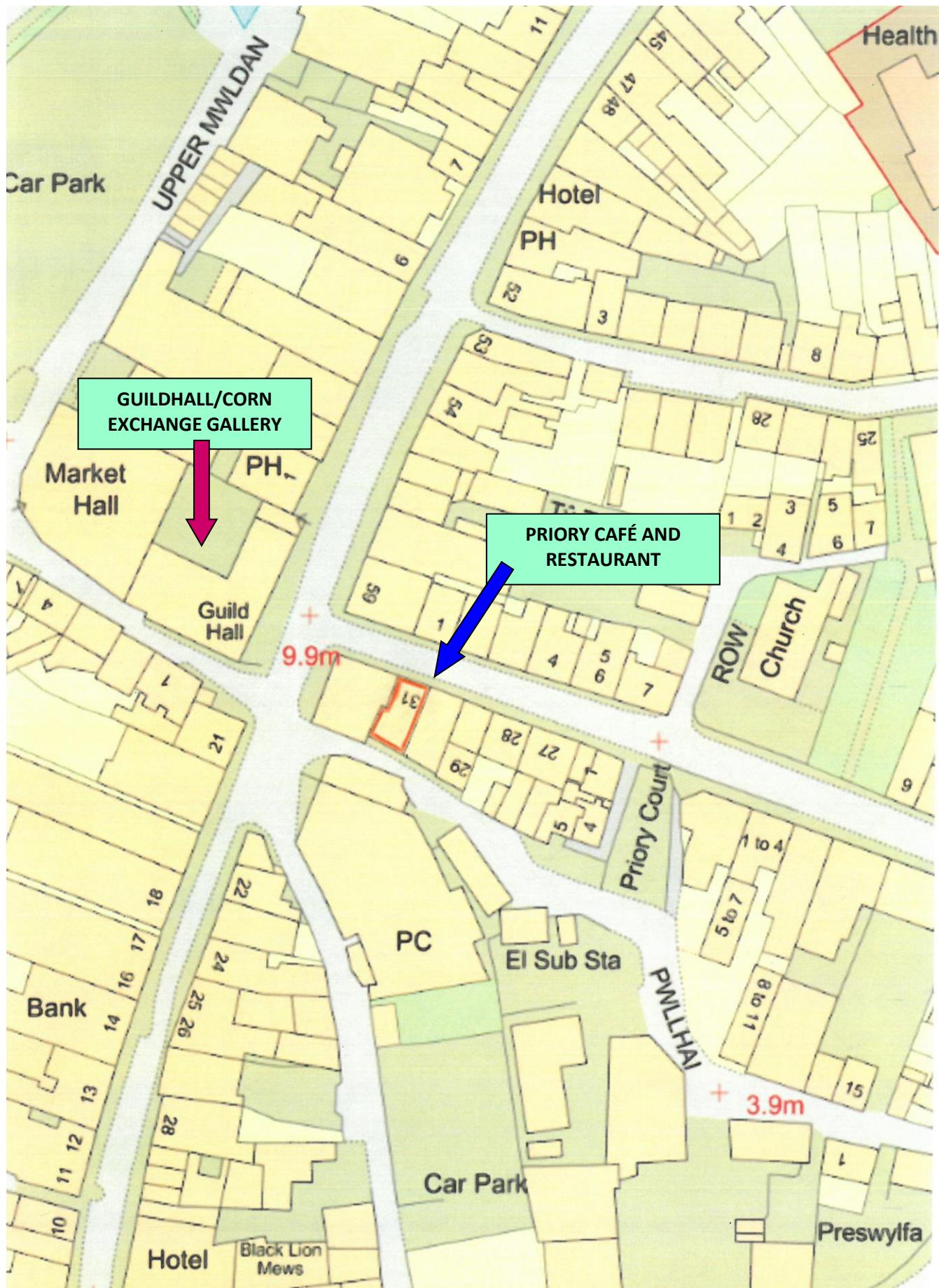
BUSINESS PREMISES: - **RATEABLE VALUE:** - 2023/24 = £7,800.

BUSINESS RATES PAYABLE: - 2023/24 = £4,173. **BEFORE ANY RELIEFS ARE APPLIED.**

LOCAL AUTHORITY: - Ceredigion County Council, Penmorfa, Aberaeron SA46 0PA.

Tel No: - 01545 - 570881

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property. *Details amended 10.05.24.*



THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

04.02.2024 - REF: 6743