



Tenure

Freehold.

Location

Cardigan is an attractive town and popular resort on the west coast of Wales some 30 miles north-west of Carmarthen. The town is located on the A487 and serves the needs of the extensive surrounding rural area. The property is situated on the west side of Pendre, which forms part of the town's principal retail thoroughfare, opposite its junction with William Street. A large car park is to the rear of the property. Occupiers close by include Boots, Co-op Pharmacy, Greggs, Shoe Zone, WH Smith and Dorothy Perkins amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop unit with self-contained residential accommodation above, accessed via the rear. To the rear of the property is a garage.

Unit	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Vacant	Gross Frontage 8.75 m (28' 8") Net Frontage 7.05 m (23' 2") Shop Depth 15.60 m (51' 2") Built Depth 16.60 m (54' 6") Ground Floor 114.60 sq m (1,234 sq ft)	-	-	-
First and Second Floors	Vacant	Maisonette comprising 8 rooms, Kitchen, Bathroom	-	-	-

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Booky Dubiner Esq, Bude Nathan. Tel: 0208 458 5656 e-mail: bd@bnilaw.co.uk
Joint Auctioneer Rafael Jacobs Esq, Lee Baron. Tel: 02037 717158 e-mail: rjacobs@leebaron.com

Lee Baron
CHARTERED SURVEYORS

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Rateable Value

The 2010 rating list entry is: Shop and premises £22,250.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allso.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 76 Cardigan**

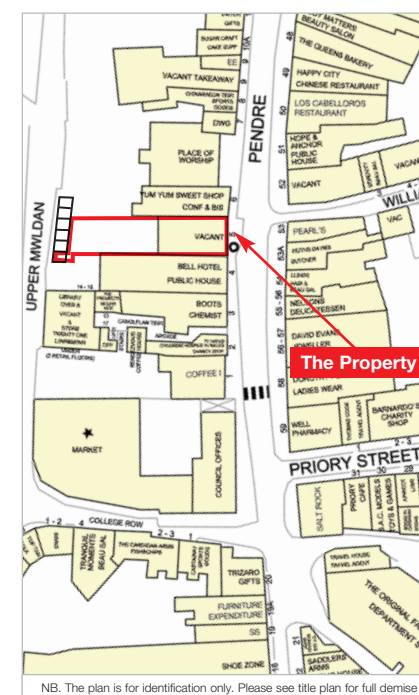
Cardigan

5 Pendre Dyfed SA43 1JL

- **Freehold Vacant Shop With Residential Upper Floors**
- Town centre location close to Boots, Dorothy Perkins and a Co-op Pharmacy
- Asset management opportunity
- Mixed use transaction, therefore higher stamp duty rates not payable

Vacant Possession Upon Completion

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. Please see title plan for full demise