



CARDIGAN
BAY
PROPERTIES

EST 2021

36 & 36a, High Street, Cardigan, SA43 1HE

Offers in excess of £200,000





RJ Financial Planning

INVESTMENT PLANNING
RETIREMENT PLANNING
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The Partner Practice is a specialist firm of Chartered Financial Planners and Chartered Accountants. We are a member of the Chartered Institute of Taxation (CIOT) and the Chartered Institute of Management Accountants (CIMA). We are also a member of the Chartered Institute of Personal Finance (CIPFA) and the Chartered Institute of Taxation (CIOT). We are a member of the Chartered Institute of Taxation (CIOT) and the Chartered Institute of Management Accountants (CIMA). We are also a member of the Chartered Institute of Personal Finance (CIPFA) and the Chartered Institute of Taxation (CIOT).

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MARK OF DISTINCTION
CHARTERED FINANCIAL PLANNER



Office desk area with a computer monitor, keyboard, mouse, and a large green plant. A small framed certificate is also visible on the desk.



36 & 36a, High Street, SA43 1HE

- Grade II Listed mid-terraced property
- 3 bed flat with roof terrace
- Office rent: £8,400 p/a. Current rateable value: £7,800
- Flat newly refurbished
- Walking distance to shops and amenities
- Part Residential / Part Commercial
- 3 room, 115 sq-m office on ground & basement floors
- Double income potential
- High street location in popular town
- Energy Rating - C for Offices - D for Flat

About The Property

A recently refurbished, Grade II listed 5-storey building on the high street in Cardigan town, close to the historic castle and all amenities. The property has commercial offices on the ground and basement floors, which are utilised as one unit and has a well-placed commercial tenant, running a well-established business, already in situ, and a vacant 3-bed flat on the first, second and third floors, complete with a roof terrace.

The popular market town of Cardigan sits on the estuary of the river Teifi with its rich heritage and many shops, pubs, cafes, restaurants, leisure centres, schools and cultural events. It is also only a short drive away from the sandy dunes of Poppit Sands and the many beaches and walks in and around Cardigan Bay.

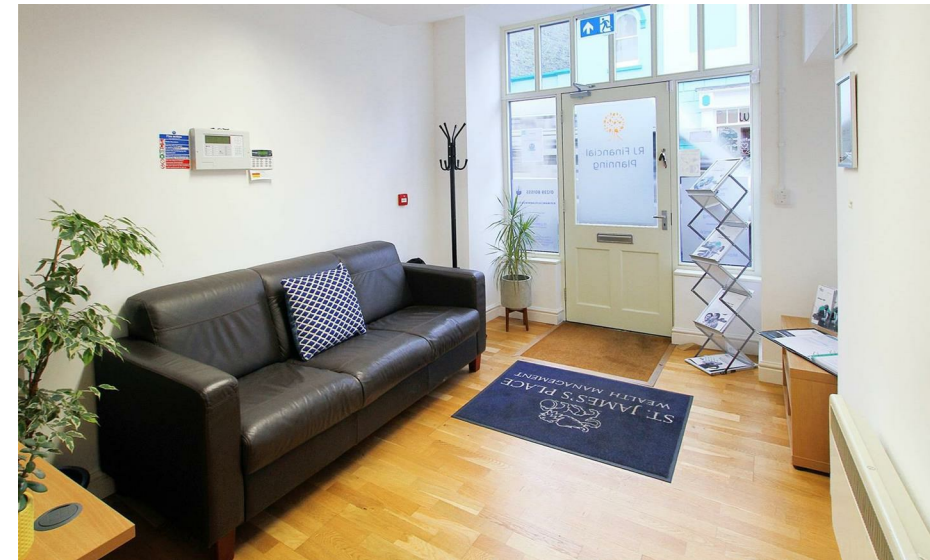
There are two doorways off the pavement into the property, one to access the offices and one to access the flat.

The Office: A door leads into the main office room, with a reception meet & greet area and space for another desk behind. A door leads into the staff kitchen, with fitted wall and base units, a sink with a drainer, space for a fridge and table, and a door into a WC with a wash hand basin. Another door leads to a disused staircase which used to go up to the flat above but has since been closed off, and an opening leads to stairs which go down into the basement. The basement office has space for two/three desks, two storage areas and a door that leads into another office. This room has space for one or two desks and is below the neighbouring property (flying freehold above) with a fire escape window leading out to St Mary's Street.

Access to the flat is into a small hallway, with a small cupboard housing the gas meter, and a door into an inner hallway, with stairs up to the first floor.

The first floor is mostly open plan with dividing partition walls and comprises a landing area, with stairs to the second floor, a door out to the roof terrace and an opening into the kitchen.

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Details Continued:

The kitchen has been recently fitted with matching wall and base units with wooden worktop over, an electric oven and hob with extractor, space and plumbing for a washing machine or dishwasher, space for a freestanding fridge/freezer, space for a kitchen table, a window overlooking the landing and an opening into the lounge/diner. The lounge has an engineered wood floor, an original feature fireplace, and a large Georgian window overlooking the

streets below. On the second floor is another landing area, with stairs to the third floor, a large Georgian window with views over Cardigan Castle Green House and town, original storage cupboards, a wall-mounted gas combi boiler servicing the hot water and central heating, and doors to a WC, with a toilet and wash hand basin, the family bathroom, with a P-shaped bath with shower over, a toilet and a wash hand basin, and bedroom 1. The bedroom (which could be used as another sitting room) has

an exposed wooden floor, an original feature fireplace and a large Georgian window overlooking the town below. On the third floor is a small landing area with doors off to two double bedrooms, both with under-eaves storage spaces, and roof windows, and the front bedroom has a window overlooking the town.

The roof terrace is a welcome outside space for the flat, with composite floor boards and safety railings, and is a wonderful place to sit and relax at any time of day.

This is a fantastic income potential property with a double income opportunity, one already filled with a well-established business, in the bustling high street of Cardigan town.

Ground Floor Commercial Office
31'3" x 13'2" max

Staff Kitchen
10'6" x 13'3"

WC
3'3" x 3'1"

Basement Office 1
29'4" x 12'11" max

Storage Cupboard
3'8" x 4'5"

Storage cupboard
6'3" x 3'1" max

Basement Office 2
12'6" x 13'3" max

Flat Entrance Hall
4'1" x 7'10" max

Flat Inner Hallway
4'1" x 14'7" max

1st Floor Landing
7'8" x 13'1" max

Kitchen/Diner
11'4" x 10'7" max

Lounge/Dining Room
14'9" x 13'2" max

Balcony
9'1" x 13'10"

2nd Floor Landing
13'2" x 16'3" max

Inner Landing
3'11" x 4'2" max

WC
4'0" x 4'7"

Bathroom
8'11" x 6'0"

Bedroom 1
13'7" x 13'2" max





3rd Floor Landing

15'8" x 31" max

Bedroom 2

11" x 10'7" max

Bedroom 3

14'2" x 13'2" max

IMPORTANT INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

TAX BAND:

TENURE: We are advised that the property is Freehold

GENERAL NOTE: Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

SERVICES: We have not tested any services to this property. We are advised that this property benefits from mains drainage

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

BROADBAND: Superfast available - Max download speed - 80 Mbps Max upload

speed - 20 Mbps PLEASE CHECK

COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE: Signal available, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

VIEWING INFORMATION: Grade II listed property. There is no parking with this property. The listing info can be found here - <https://cadwpublic-api.azurewebsites.net/reports/listedbuildinglang=&id=10486>

PLEASE NOTE: The commercial tenant of the offices (RJ Financial Planning) will be remaining in the property and hold the lease to the offices. This property is being sold with them as commercial tenant. The flat is currently vacant.

HW/HW/11/23/OK





St
James's
Place

Fire exit
Keep clear











Walk down Cardigan High Street heading towards the Castle and the river, you will find this property towards the end of the high street, just after the St Mary's Street turning, on the left-hand side.

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.



