



## The Old Eagle Inn (Fusion) Castle Street, Cardigan, SA43 3AA

**£265,000**

An exciting opportunity to acquire a freehold, commercial premises with residential element above within Cardigan. Previously run as The Old Eagle Inn and more recently Fusion Restaurant, the Property Comprises: Ground Floor Commercial Bar Area with Fully Functioning System, Snug with Seating Area and an Additional Parlour Room, Large Dining Area with Ladies and Gents W.C. To the Rear of the Property is a Commercial Kitchen Set-up with Working Appliances. The First Floor Consists of a Spacious Three Bedroom Flat, with a Three Piece Suite Bathroom and Large Living Room.

Hardwood Entrance Door to

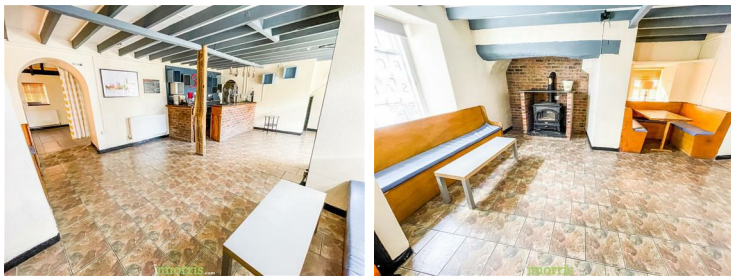
Vestibule 3'10" x 3'04" (1.17m x 1.02m)  
with hardwood door.

Bar Area 11'10" x 15'09" (3.61m x 4.80m)



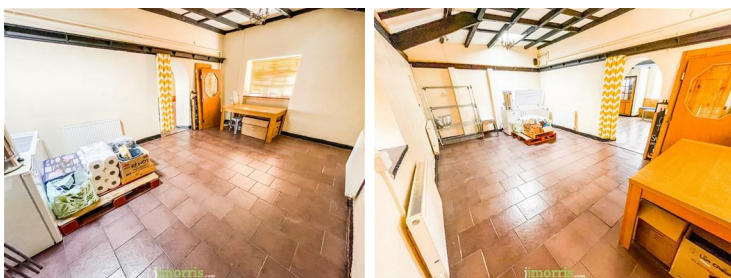
Tiled floor, exposed timber beams, plywood bench, red brick bar with varnished wooden counter top having lighting above with Bar Size 8' x 5'6" L-shaped, CCTV camera, draught beer taps, Klimason fridge unit, Olivetti till, stainless steel single drainer wash basin, window to front, timber beam (taken from old walk bridge near property) separating bar area from

Snug 14' x 15'09" (4.27m x 4.80m)



with exposed beams, tiled floor, window to front, single plywood seating area, large log burner with red brick surround with slate cover, second plywood seating area with bench, window to side, radiator, multiple sockets. Arch to

Parlour



with ramp, tiled flooring exposed beams, window to side, 3 radiators, 2 windows to rear, 1 skylight.

Bar Area and Dining Area 24'02" x 14'03" (7.37m x 4.34m)



with tiled floor, chimney breast feature, 2 radiators, 2 windows to side, multiple sockets.

Ladies W.C. 9'02" x 6'02" (2.79m x 1.88m)



with tiled floor, half tiled walls, pedestal wash basin, radiator, 2 windows to side.

Gents W.C. 6'10" x 4'09" (2.08m x 1.45m)



with pedestal wash basin, tiled floor and half tiled walls, loft access, radiator, window to front.

**Kitchen 18'04" x 11'11" (5.59m x 3.63m)**



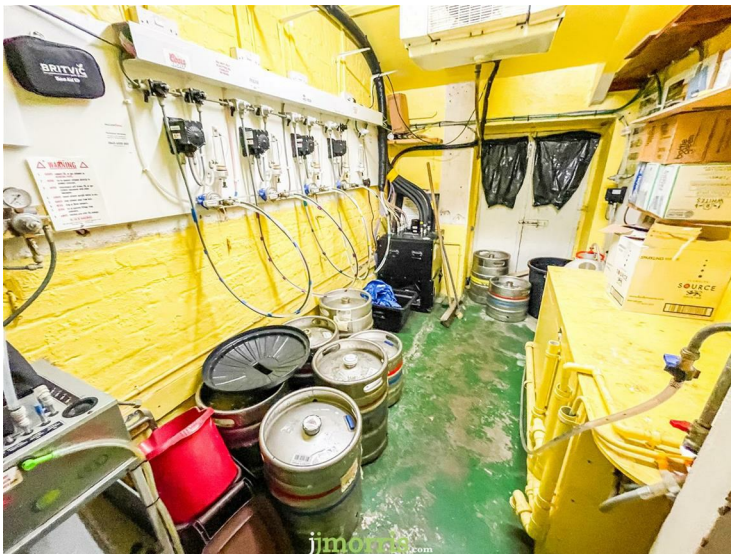
with tiled floor, hardwood door to rear, windows to rear and to side, range of appliances including double stainless steel wash basin, stainless steel counter units, refrigerator, 6 hob cooker, ventilation extractor fan, ventilation interlock override system, stainless steel splashback, multiple sockets.

**Inner Hallway**



behind bar to

**Cellar 13'08" x 6'09" (4.17m x 2.06m)**



with working cask beer system and coolers, hardwood double doors to rear.

**Inner Hallway**

with stairs rising to

**FIRST FLOOR**

**Loft Flat Hallway 17'08" x 3'03" (5.38m x 0.99m)**  
with wood effect laminate flooring, door to

**Bedroom 1 14'05" x 7'07" (4.39m x 2.31m)**



with wood laminate flooring, window to front, window to side, radiator, socket and T.V. point.

**Bathroom 10' x 7'10" (3.05m x 2.39m)**



with tiled floor, floor to ceiling tiled walls, 4-piece suite, heated towel rail, frosted window to side.

**Bedroom 2 8'6" x 10'05" (2.59m x 3.18m)**



with wooden floor, radiator, window to side.

### Hallway

with skylight and radiator.

### Bedroom 3 12'04" x 9'03" (3.76m x 2.82m)



with wood laminate flooring, built-in storage, radiator, window to front, T.V. and Internet point.

### Living Room 16'07" x 15'11" (5.05m x 4.85m)



with wood effect laminate floor, radiator, window to front, small window to side, single glazed.

### Services, etc.

Services - Mains Water, Electricity and Drainage.

Local Authority - Ceredigion County Council.

Property Classification - The Flat Band B.

Rateable Value - £5,000. Commercial Energy Performance Rating - C.

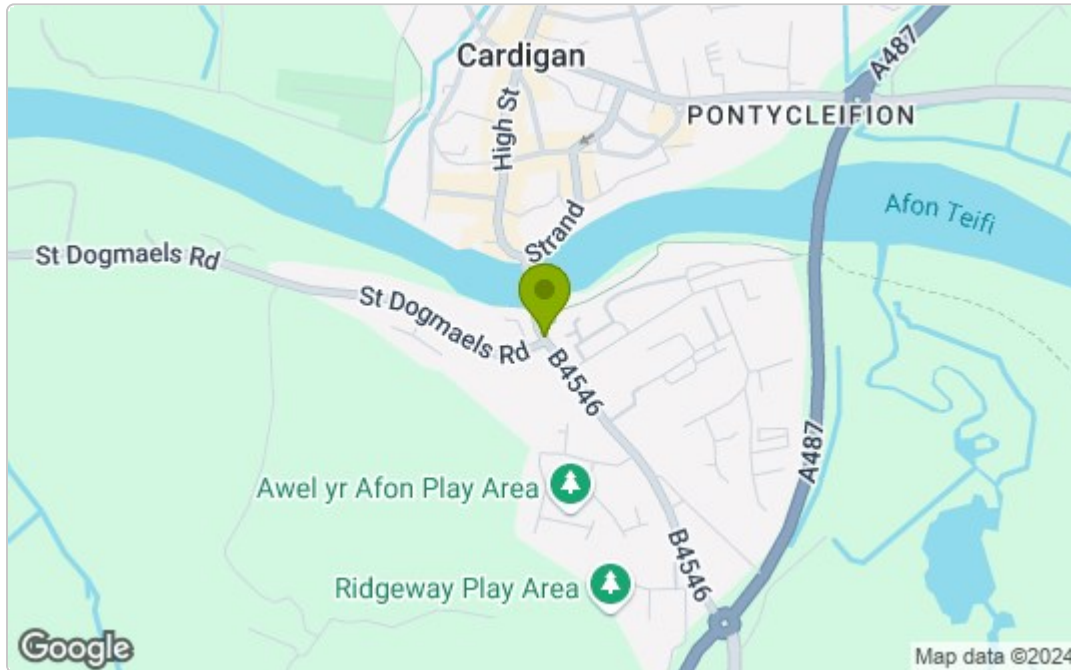
Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///examples.contracting.gravest

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>69</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>38</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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