



Citizens Advice Bureau Napier Street, Cardigan, SA43 1ED

£150,000

A rare opportunity to purchase a freehold commercial premises in the historic market town of Cardigan with the potential of conversion to residential, subject to consent. The property is currently vacant and has been laid out seven offices/consulting rooms with kitchen and W.C's.

Upvc double glazed door with glazed side panel to:-

**Hall**

Tiled floor, opening to:-

**Reception/Office**



Frosted double glazed window to front, internal glazed window, electric storage heater.

**Inner Hall**



Running the length of the property with electric storage heater, workspace, doors to:-

**Office One**



Velux window.

**Office Two**



Velux window.

**Office Three**



Velux window.

**Office Four**



Velux window.

**WC**

Low flush WC, wall mounted basin.

**Office Five**



Electric storage heater, Velux window.

## Office Six



Velux window.

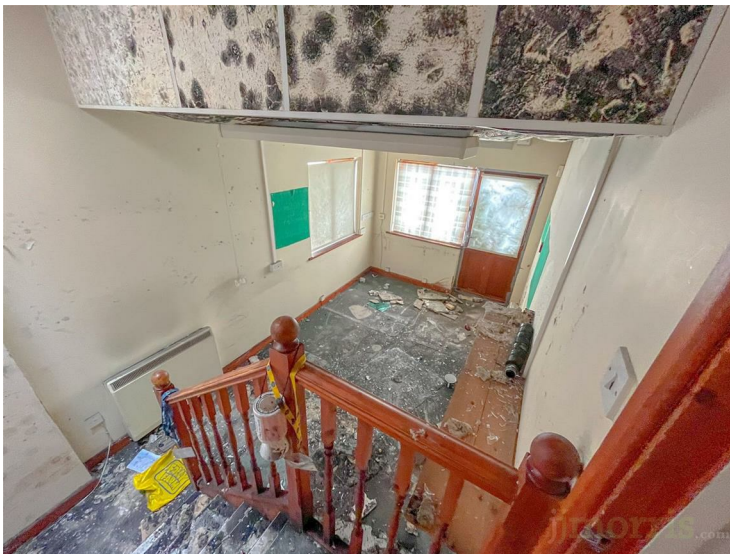
## Kitchen



Having a range of wall and base units, worktop surfaces, stainless steel sink and drainer unit, fire exit/rear door, Velux window

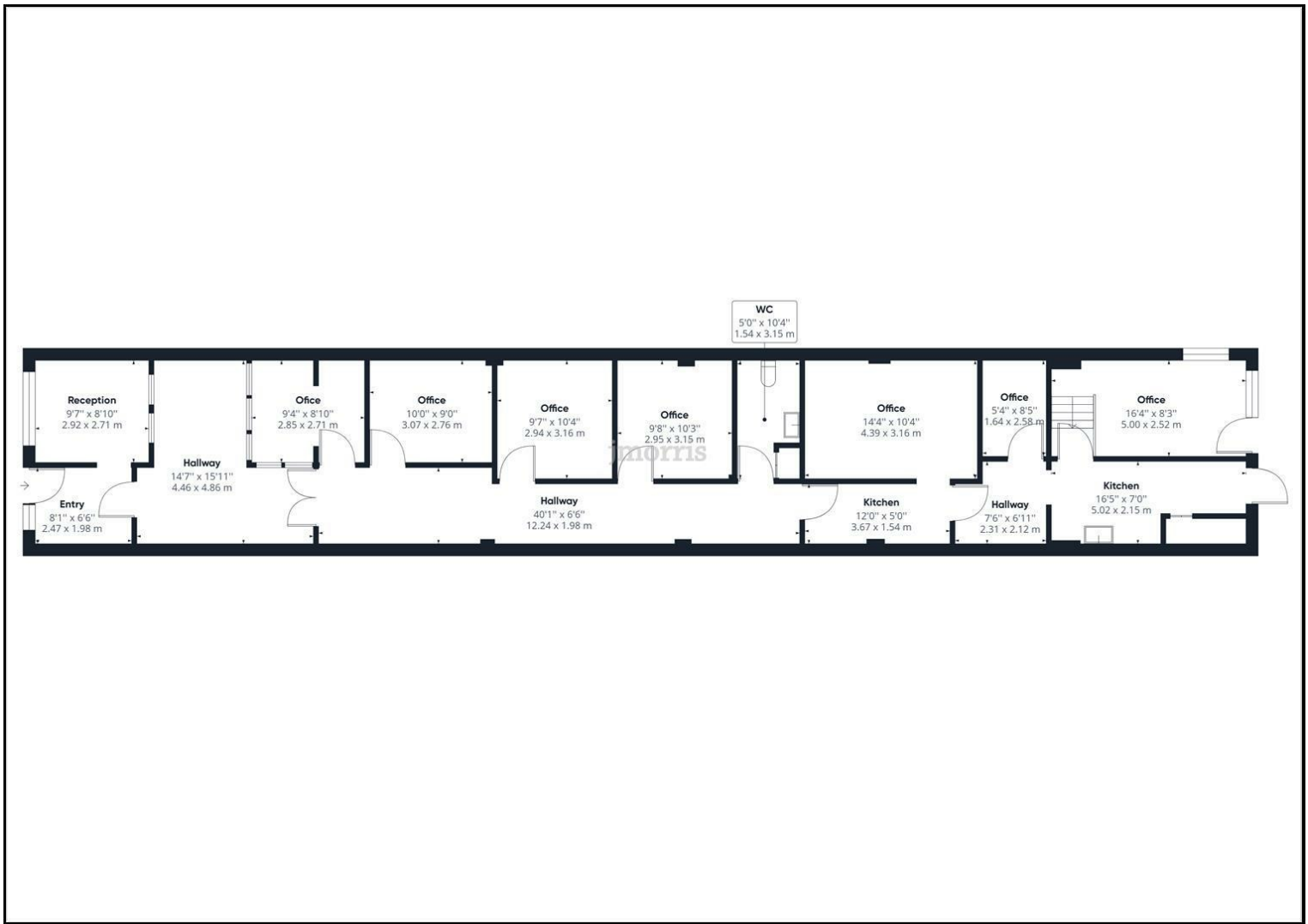
Steps down to:-

## Office Seven



Window and door to rear and side, electric storage heater.

## 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>			
(55-68) <b>D</b>			
(39-54) <b>E</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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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