

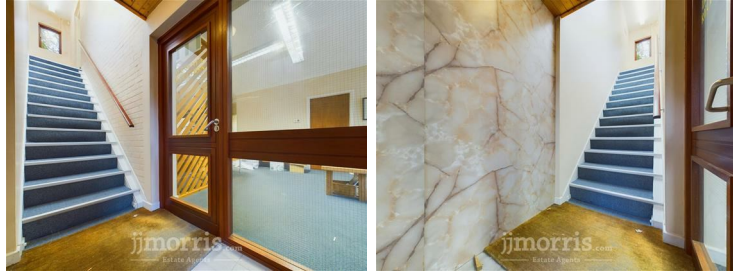


47 St. Mary Street, Cardigan, SA43 1HA

£225,000

A town centre commercial premises which has up until recently been used as office space, but may provide scope for redevelopment or conversion, subject to planning etc. The property benefits from two roadside entrances and the current accommodation comprises: Entrance Hall, Three Offices, Two W.C's and a Store Room. To the first floor there are a further Three Offices.

Entrance Hall



Steps rising off to first floor, part wood panel ceiling, tiled floor.

Main Office



Wooden picture windows to the front, coved ceiling, electric heater, doors to:-

Office One



Wooden picture window to the front, radiator, coved ceiling.

Office Two



Wooden window, coved ceiling, radiator.

Kitchen



Base units with complimentary worktop surfaces, stainless steel sink, part tiled walls, vinyl floor, Vaillant boiler.

WC



Low flush WC, hand wash basin, wooden window, part tiled walls, vinyl floor.

WC



Low flush WC, base units with hand wash basin over, part tiled walls, wooden window, tiled floor.

Understairs storage, radiator.

FIRST FLOOR

Landing

Wooden window, built-in storage.

Main Office



Wooden window, radiators, doors to:-

Office One



Wooden windows, radiator.

Office Two



Wooden windows, radiator.

Utilities & Services

Heating Source: Gas central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Rateable Value: £10,500

What3Words: ///shortage.polo.joystick

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 19mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data- Limited

Three Voice - Limited & Data

O2 Voice & Data

Vodafone. Voice & Data

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Floor Plan

