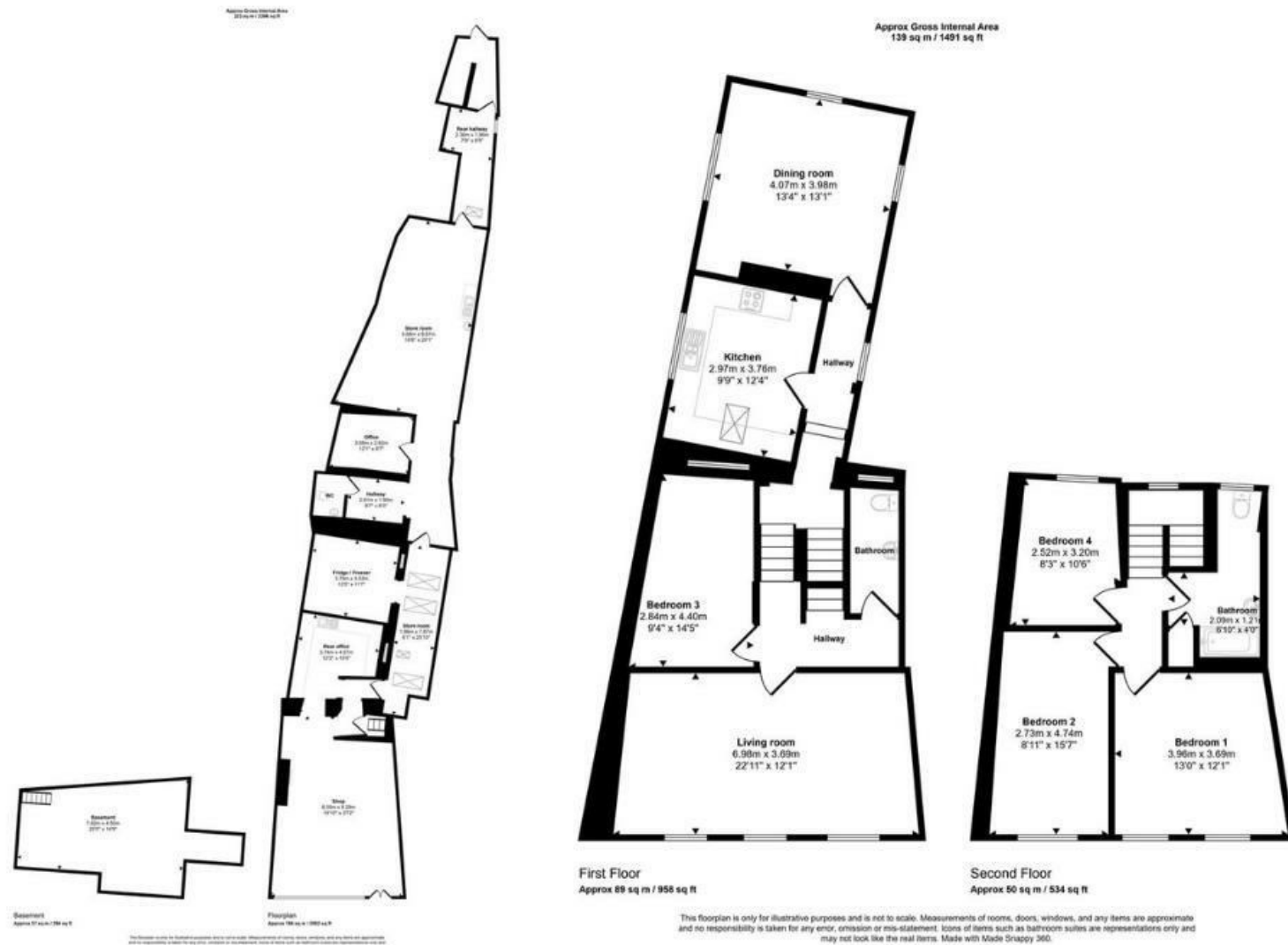




VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Flat- Band 'C' Ceredigion County Council / Mixed use Business Premises - Rateable Value April 2023 to Present: £10,000

ref: SSG/AMS/07/25/OK
FACEBOOK & TWITTER
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<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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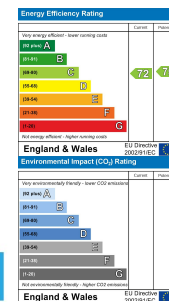


Teifi Blooms, 48 Pendre, Cardigan, Ceredigion, SA43 1JS

- | | |
|---|---|
| <ul style="list-style-type: none"> • Mixed Use Premises - Investment Opportunity • High Street Location • Potential for Change Of Use (STPP) • First Floor Maisonette- Tenant in Situ • Electric Heating | <ul style="list-style-type: none"> • Rateable Value April 2023 to Present: £10,000 • Ground Floor Shop with Store Rooms/Workshop Space • Oven, Fridge & Freezer Included • Four Bedroom Accommodation • EPC RATINGS Commercial: C - Residential: C |
|---|---|

Offers Over £280,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile





An exciting opportunity to acquire the freehold of this versatile mixed use premises, ideally situated in the vibrant centre of Cardigan. Currently operating as a florist and gift shop, the property also has a rich history, having previously been a bakery so offers potential for a variety of uses.

The premises benefits from an existing alcohol licence, electric heating throughout, and accommodation above. This would make a great investment opportunity.

The accommodation briefly comprises: a welcoming shop front with large display windows, offering ample space to showcase a variety of products and attract foot traffic. Beyond the main retail area lies a practical office/workspace, complete with fitted worktops and a sink — ideal for preparation or administrative use. Further along, there is additional storage and work space, including a room that still houses the former commercial fridge and freezers, providing potential for use in food-related businesses or cold storage, if required.

There is also a further office space, along with a generously sized 18'8" x 29'1" workshop area — offering ample room for preparation, or general workspace needs. This area includes a useful sink and retains the original bakery ovens. A hallway leads to the rear of the property, giving access out onto William Street.

Located on the first floor, this four-bedroom maisonette has been thoughtfully renovated by the current owners and benefits from its own entrance, as well as access from the shop if required. This offers either owner accommodation or could provide an additional income. Upon entry, a staircase leads to the hallway. The first floor features a bright dining room with dual-aspect windows, and a well-equipped kitchen fitted with matching wall and base units, an electric cooker, and a Velux window for added natural light. Toward the front of the flat, stairs leads to the living room, which enjoys three windows overlooking the high street. This floor also includes a double bedroom and a WC.

A further staircase leads to the top floor, where you'll find three additional double bedrooms. One of these rooms offers access to the loft, which—subject to the necessary planning permissions—could be converted to provide additional living space. Completing the upper floor is a family bathroom with a wash basin and a shower over the bath.

Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. A major trading port and ship building area back in the Middle Ages Cardigan now offers traditional shops and cultural centres for residents and visitors to experience. With much to offer, the town boasts a Castle, a primary and secondary school, a further education college, major super markets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.



DIRECTIONS

From our Cardigan office, proceed up the high Street towards Pendre and Teifi Blooms will be found on your right hand side, next door to both serenity and the Chinese. What three words - [///vanilla.frown.crew](http://vanilla.frown.crew)

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.