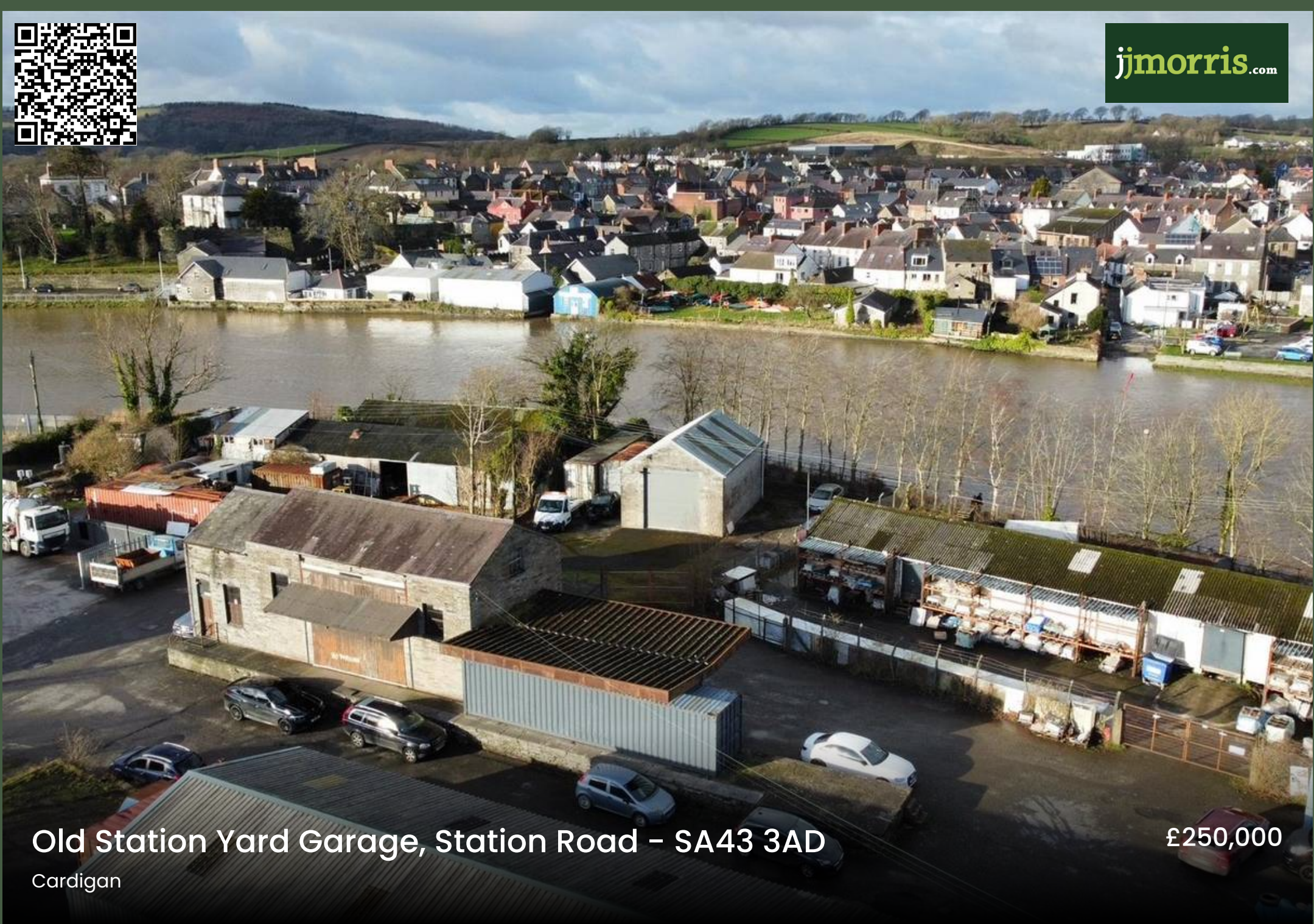




Old Station Yard Garage, Station Road – SA43 3AD

Cardigan

£250,000



Old Station Yard Garage

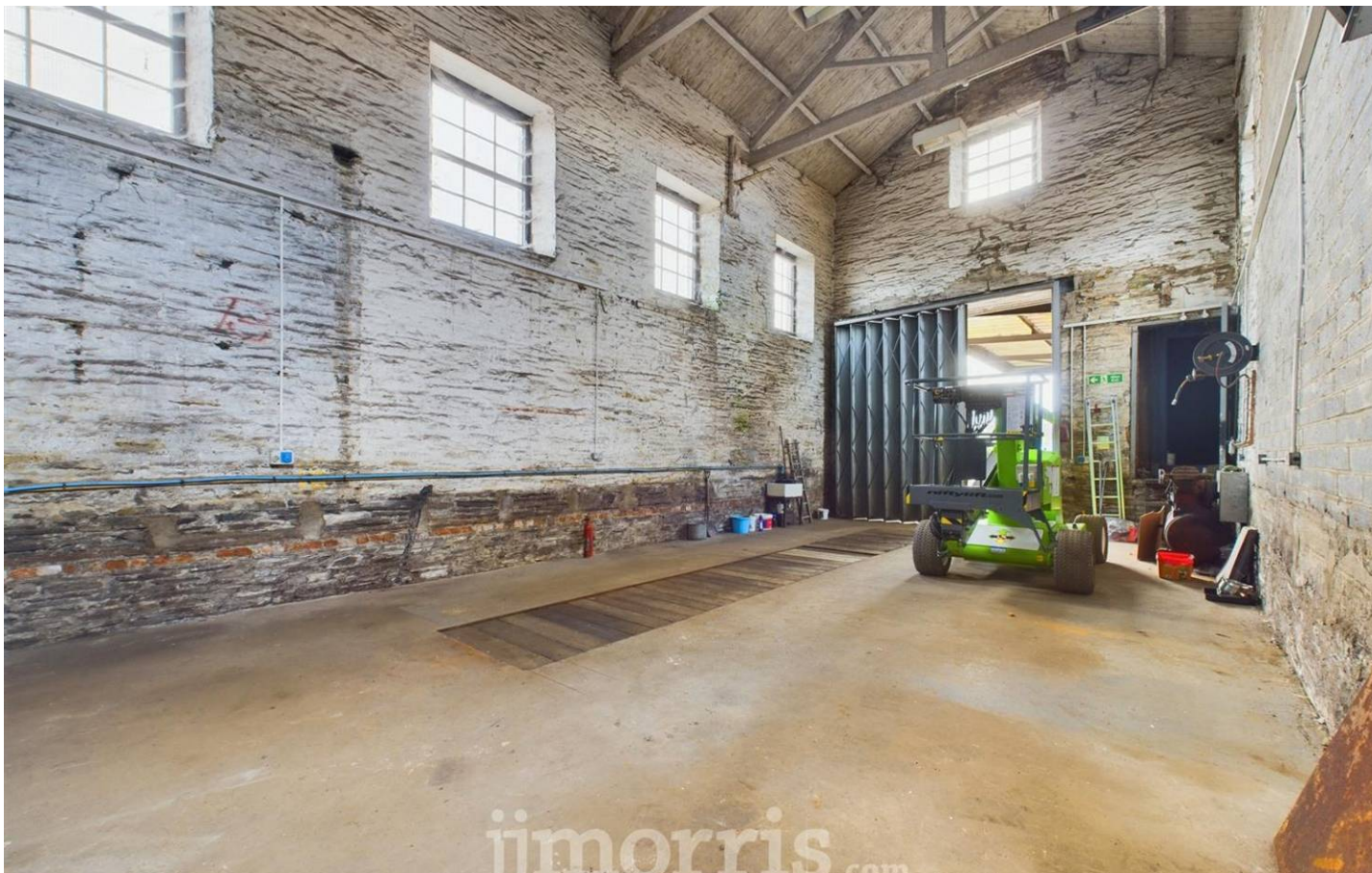
Station Road, Cardigan

For sale is the former railway station, complete with its historic platform. Previously utilised as a mechanics garage, the property is well-equipped for that purpose. However, its unique features and rich character make it an excellent candidate for a redevelopment project (STP), offering an opportunity to enhance both the property's value and celebrate the heritage of the local town.

Council Tax band: TBD

- But would suit a number of uses, subject to any consents required.
- A rare opportunity to purchase a characterful commercial premises.
- Which has most recently been used as a mechanics garage.
- Externally, there is ample parking as well as the original railway platform currently used for additional storage.





Reception

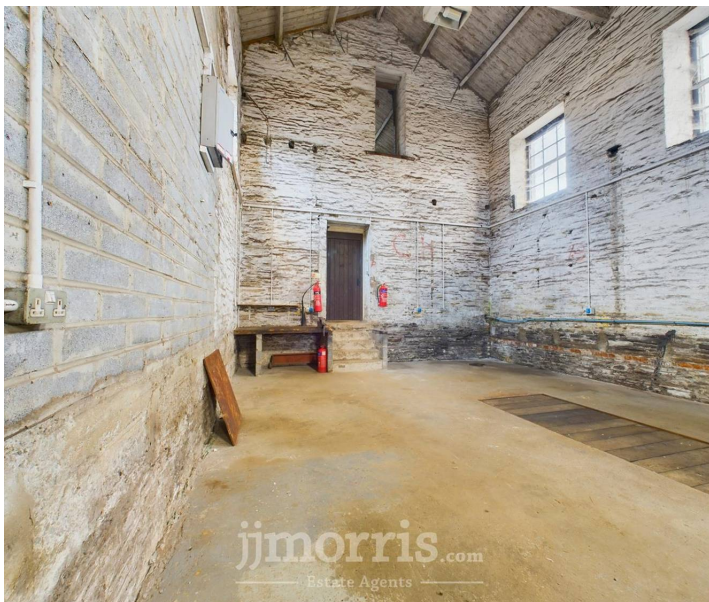
Reception includes a wooden floor, reception desk, staff kitchen area with work space and storage cupboards, large windows as well as an additional desk to work from.

Store Room

Store room has a wooden floor with large window, which connects the garage to the reception area.

Garage / Workshop

The garage features a spacious bay area equipped with an air compressor and a car inspection pit, making it well-suited for various mechanical or workshop uses. Large windows flood the space with natural light, enhancing its functionality. There is also access to an upper level, which could be utilised more effectively with the installation of a staircase. At the rear, there is access to a shipping container currently used for additional storage; its removal could provide internal access to the original railway platform. The garage is further complemented by large sliding doors that maximize the utility of the internal space, allowing for easy movement of equipment and vehicles. These doors open onto a courtyard area, which offers ample parking.



External

Externally, the property offers ample parking alongside the original railway platform, which presents versatile potential. The platform could be utilised for additional storage or preserved as a distinctive feature, particularly if redevelopment or repurposing of the site is considered.

Utilities and Services

Services: Mains Electric: Mains Water: Mains Drainage:
Mains Tenure: Freehold and available with vacant possession upon completion. Local Authority: Ceredigion County Council

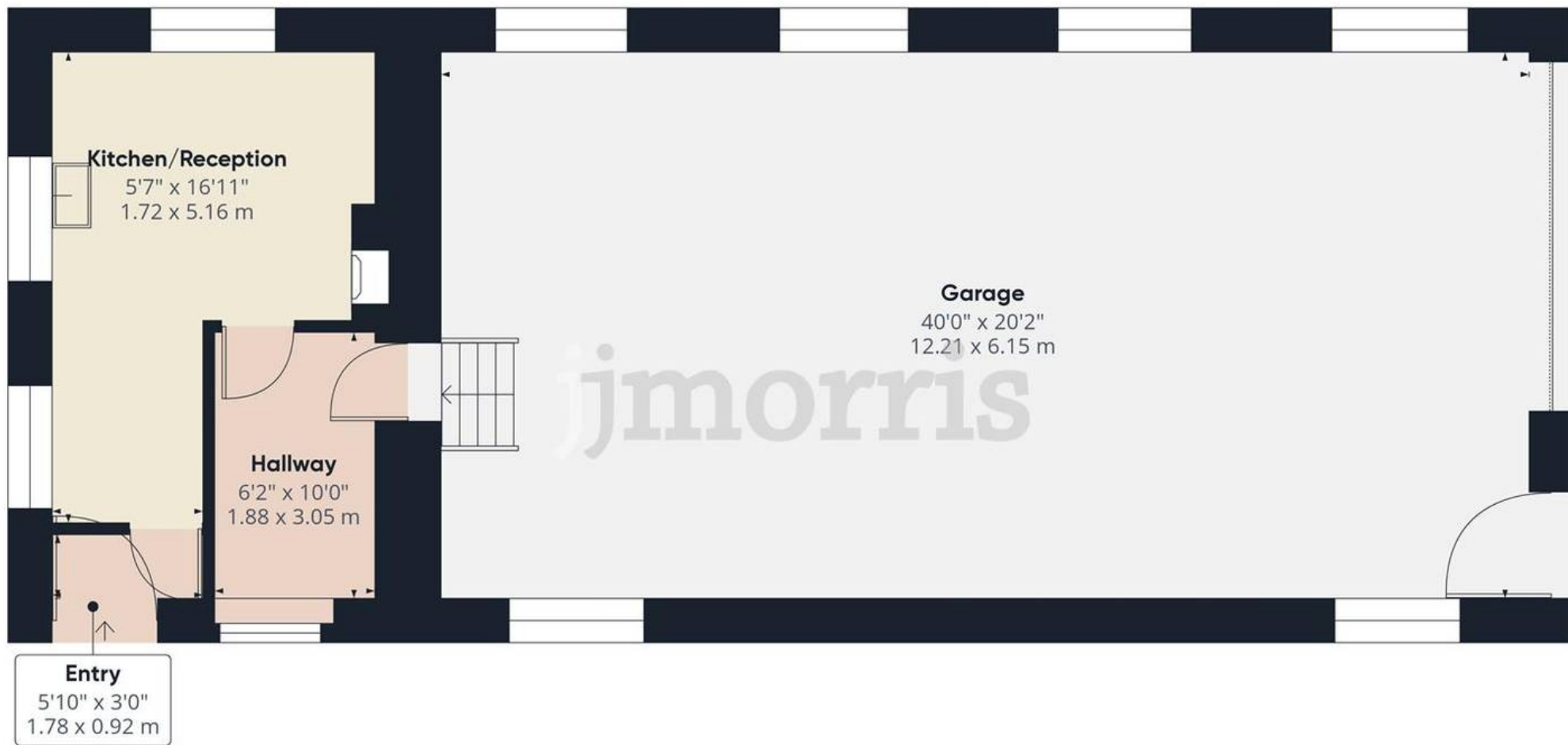
Anti Money Laundering & Ability To Purchase

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)

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.







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