



Unit 2 Parc Teifi Business Park, Cardigan – SA43 1EW

Cardigan

£300,000



Unit 2 Parc Teifi Business Park

Cardigan, Cardigan

A rare opportunity to purchase 6.3 acres (2.5 ha) of land currently designated as employment land within the local development plan. Situated on the outskirts of the market town of Cardigan, the land forms part of Parc Teifi Business Park which has both local and national occupiers such as Screwfix, CEF, CCF, J E Harries Electrical and Dyfed Powys Police. Other retailers in around the town include Tesco, Aldi, B&M, Mountain Warehouse, Greggs and Boots with a new Home Bargains store currently under construction.

Council Tax band: TBD

Tenure: Freehold

- Close Proximity To Cardigan Town Centre
- Local & National Retailers
- Land Extending to 6.3 acres (2.5ha)
- Good Road Links
- Employment Land Allocation (LDP)





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Location

Cardigan is a popular, regional, market town situated on the West Wales coastline and is also a popular tourist destination. The town lies approximately 25 miles north east of Haverfordwest with Aberystwyth some 35 miles to the north east and is accessed by various "A" roads from the north and south giving good road access.

The Site

The site forms 6.3 acres (2.5ha) of open agricultural land, consisting of three fields and the partial area of a fourth field. The site is vacant at present and there are no buildings on site. The land is allocated as Employment Land with the LDP. Access is directly off the A487, with excellent road frontage.

Services

Mains water, electric and drainage are available nearby.

Legal Costs

Each party to be responsible for their own legal cost incurred in the transaction.





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