



Felinwynt Playbarn and Cafe

- Established Business
- Outdoor Seating Area
- Ample Parking Facilities
- Oil Central Heating
- Childrens Soft Play
- Cafe & Reception Area
- Sea & Countryside Views
- Commercial EPC Rating; C

Per Annum Lease £15,000

41 High Street, Cardigan, Ceredigion, SA43 1JG

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The Agent that goes the Extra Mile

SUMMARY

An exciting opportunity to lease an established business located in the coastal village of Felinwynt, just 2.4 miles to the popular beach Mwnt, and 2.8 miles to Aberporth.

This established business is very popular within the community, and includes a cafe and childrens soft play. The building briefly comprises; a reception area with cafe seating and a counter. A door to the left leads to a storage cupboard, the ladies, mens and disabled/baby change WCs. At the end of the cafe there is further seating with views overlooking the sea, a commercial kitchen (kitchen equipment available under seperate negotiation) and store room. A door leads from reception into the playbarn where the childrens softplay is found. This includes many different activities for the children. At the end of the barn is the seating area which overlooks the play area, and again has views overlooking the sea and patio.

Externally; there is ample off road parking for visitors and staff. A path leads from the carpark to the entrance and showcases a variety of shrubs and flower beds. To the front of the playbarn there is a patio and raised lawned area, with wooden childrens climbing frame and slide - offering a perfect place to sit and enjoy the superb far-reaching sea and countryside views.

Viewing is highly recommended to appreciate what this business has to offer. Accounts are available post viewing.





GENERAL INFORMATION

VIEWING: By appointment only.
TENURE: We are advised freehold.
SERVICES: We have not checked or tested any of the services or appliances at the property.
DRAINAGE: Please note we are advised this property is served by private drainage
AGENTS NOTE - We are advised that the rateable value of the property is £5200. A new lease will be available by negotiation. Legal Fees To be paid by Each Party. A member of West Wales properties staff has a personal interest in this property.

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWPProps
<https://www.facebook.com/westwalesproperties/>

Any floorplans provided are included as a service to our customers and are intended as a **GUIDE TO LAYOUT** only. Dimensions are approximate. **NOT TO SCALE.**

We would respectfully ask you to call our office before you view this property internally or externally.

LG/AMS/OK/03/22



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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