



# 10-11 Harford Square

Lampeter, Ceredigion, SA48 7DX

**FOR SALE / TO LET**

**THREE STOREY RETAIL UNIT**  
4,054 ft<sup>2</sup> (376.63 m<sup>2</sup>)

- + Prime pitch
- + Corner position
- + Side access

029 2081 1581

**LOCATION**

Lampeter is a popular university town in Ceredigion, South West Wales. Swansea lies 45 miles to the south and Aberystwyth 25 miles to the north. The town population is just under 3,000 rising to approximately 4,000 during the university semesters.

The property sits within the heart of the town centre activity with significant passing trade from both vehicles and pedestrians, being close to the central roundabout connecting the three arterial roads accessing the town.

Harford Square is a principal road within Lampeter and benefits from a good mix of local and national retailers. Notable occupiers in close proximity include Boots, John Francis Estate Agents & HSBC. The retail unit's configuration is good with a wide net frontage of 9.8m and the potential for a further return frontage onto Market Street.

**DESCRIPTION**

The property is an end of terrace three storey building benefiting from a side entrance onto a pedestrianised walkway, Market Street. The property offers a ground floor sales area with both first and second floor ancillary space.

**ACCOMMODATION**

The property provides the following approximate areas;

Ground Floor Sales	1,474 ft <sup>2</sup>		(136.96 m <sup>2</sup> )
Ground Floor Store	214 ft <sup>2</sup>		( 19.84 m <sup>2</sup> )
First Floor	1,531 ft <sup>2</sup>		(142.26 m <sup>2</sup> )
Second Floor	835 ft <sup>2</sup>		( 77.57 m <sup>2</sup> )
Total	4,054 ft <sup>2</sup>		(376.63 m <sup>2</sup> )

**LEASE TERMS**

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

**USE**

It is understood that the property benefits from A1 planning use. There is potential for alternative uses subject to planning consent.

**RENT**

£30,000 per annum exclusive.

**PURCHASE PRICE**

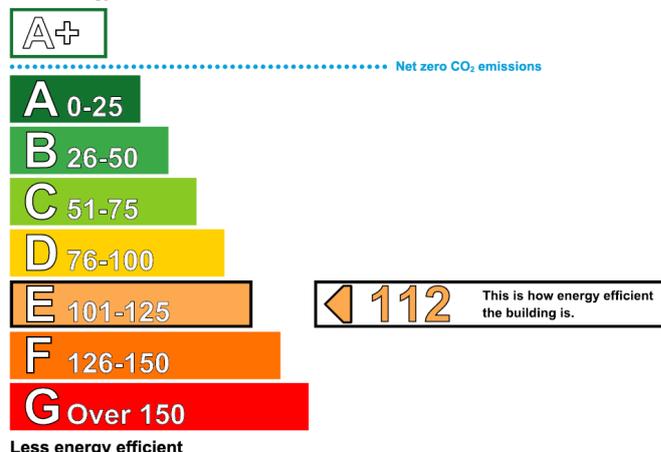
£300,000 for the freehold interest.

**BUSINESS RATES**

The rateable value of the property is £18,819 resulting in the rates payable being £9,390 for the year ending March 31st 2018. Interested parties should rely on their own enquiries with the Local Authority.

**EPC**

More energy efficient



Less energy efficient

**VAT**

The property has not been elected for VAT.

**LEGAL COSTS**

Each party to bear their own legal and professional costs incurred.

**VIEWING**

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Rhys Williams  
Email: david@emanuel-jones.co.uk  
rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

**emanueljones**  
 chartered surveyors  
**029 2081 1581**  
 6 TY-NANT COURT MORGANSTOWN CARDIFF CF15 8LW

September 2017

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