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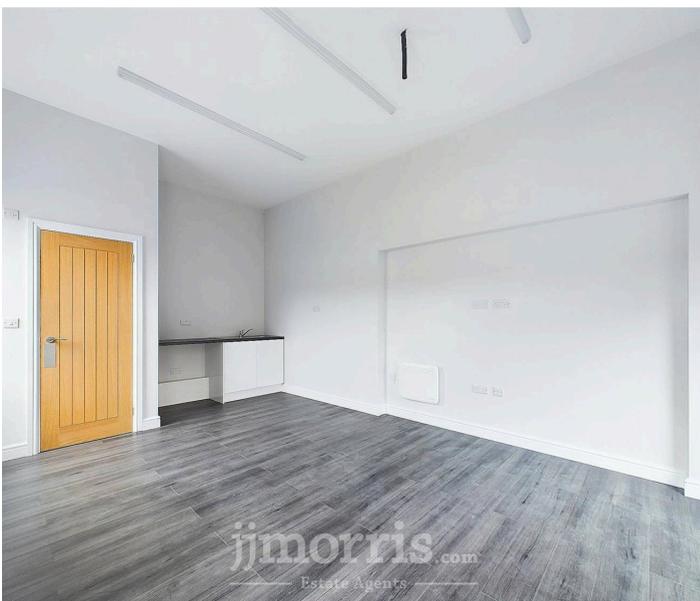
## Unit at 28, Feidr Fair, Cardigan – SA43 1EB

£700 pcm Leasehold

Situated in a prime area of Cardigan, this commercial unit benefits from the potential of an extremely high footfall and visibility with the opening of One Stop next door. Surrounded by a vibrant mix of shops, restaurants, and residential properties, it offers a steady flow of potential customers and clients. Inside, the space is designed for versatility, featuring a spacious, open floor plan flooded with natural light, complemented by high ceilings and modern finishes. The well-maintained interior provides a sleek, contemporary setting that can be customized to suit a variety of business needs—whether retail, office, or creative workspace.

Council Tax band: TBD

Tenure: Leasehold



### **Main Floor Area**

The Main Floor Area includes a modern wooden laminate floor, wall mounted electric heaters, base unit with complimentary work top unit and stainless steel sink with underneath storage. Large windows allowing ample natural lighting. Large Strip lights as well as a number of sockets to maximise floor layout designs.

### **WC**

Low flush WC, vanity unit with wash basin.

### **Lease**

Duration: FR&I 10 years lease- Further Details/Negotiations Upon Request

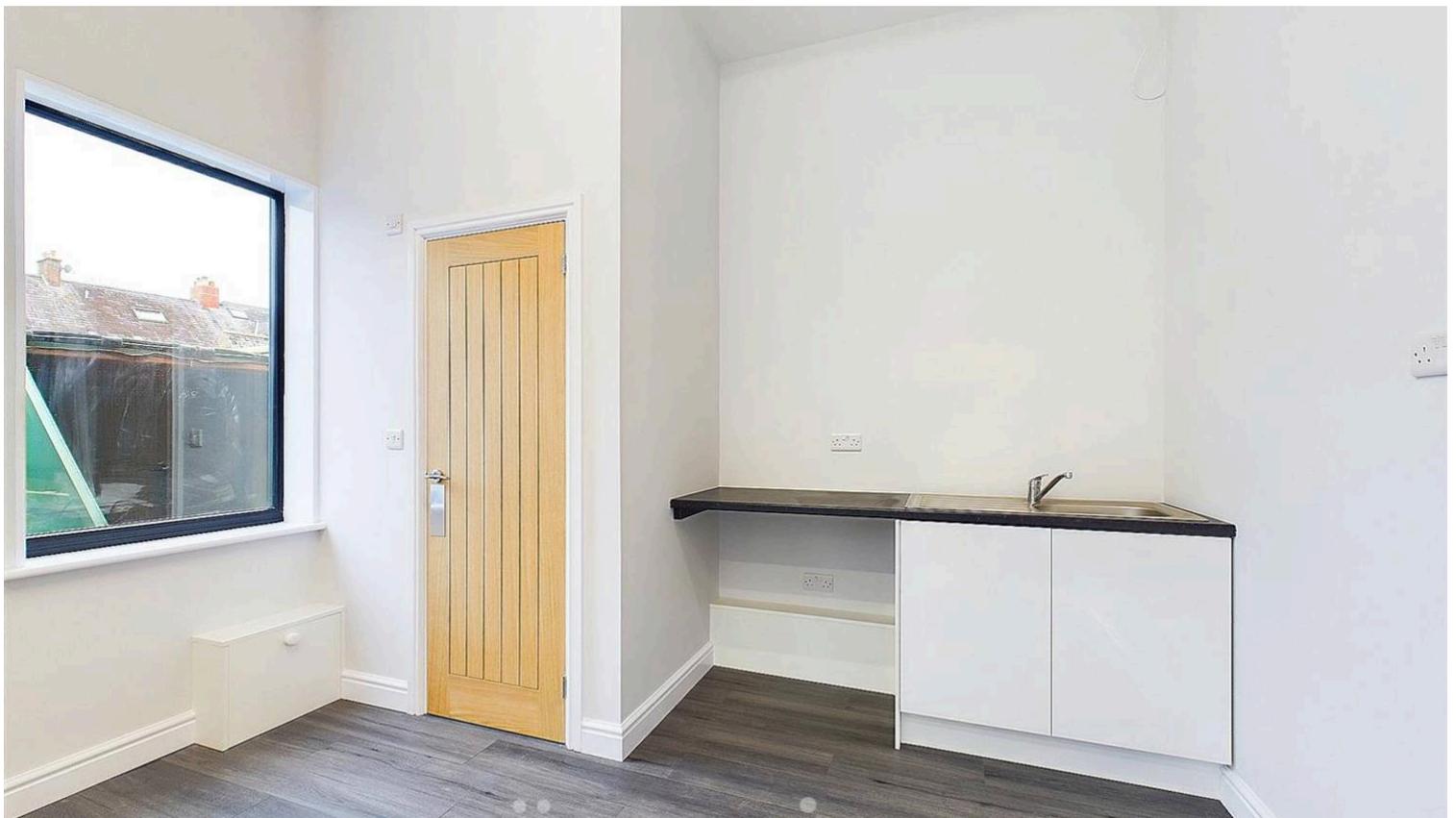
### **Utilities and Services**

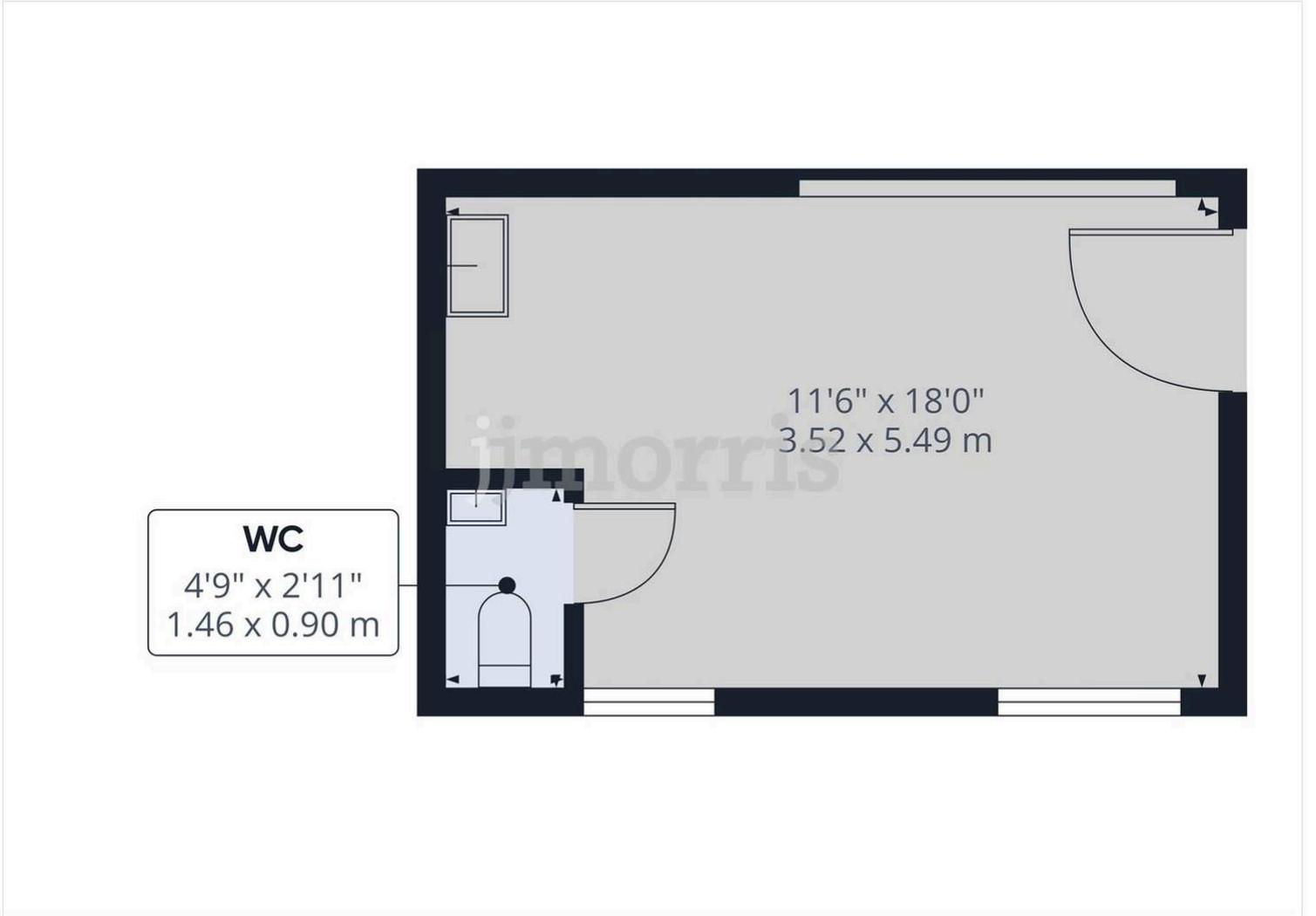
Electric: Mains Water: Mains Drainage: Mains Local Authority - Ceredigion County Council Rateable Value - Not yet assessed.



### Information

The property cannot be used as a convenience store, supermarket or greengrocer for the sale of confectionary, newspapers, magazines and periodicals, tobacco and tobacco products, lottery/lotto tickets and other items normally sold in a convenience store together or use as a post office and for an off-licence for the sale of beers, wines, spirits and other alcohol and the ancillary sale of hot savouries and snacks and hot beverages and the sale of DVDs and computer games and the use of an automatic teller machine (ATM).





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