

RETAIL OPPORTUNITY

**14 High Street
Cardigan
SA43 1JJ**

TO LET

LOCATION

The property is located within the prime section of High Street, Cardigan, which is a busy historic market town located on the West Wales coast. Carmarthen is located approximately 27 miles to the east, Aberystwyth being 40 miles to the north and Haverfordwest being 35 miles to the south. Other notable occupiers within the immediate vicinity include Peacocks, Grape Tree, W H Smiths, Original Factory Shop, HSBC, The Works and Card Factory. Cardigan Castle, which is located at the southern end of High is a popular tourist attraction attracting

ACCOMMODATION

The premises ground, first, second and basement providing the following areas and dimensions:-

Internal width	16.11m	52 ft 10 ins
Shop depth	16.16m	53 ft
Built depth	27.29m	89 ft 6ins
Ground Floor*	228 sq m	2,454 sq ft
Basement circa	21 sq.m	226 sq ft
First Floor	179 sq.m	1,926 sq ft
Second Floor	164 sq.m	1,765 sq ft

*Potential to extend ground floor

TENURE

The premises are available by way of a new lease at a commencing rent of £37,500 pax on terms to be agreed

EPC

The premises has and Energy Performance Rating TBC further details on request.



BUSINESS RATES

Rateable Value	£25,750
UBR (2025/2026)	0.564
Rates Payable	£14,533 pa (Estimate)

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

All viewings are strictly by prior appointment with Calan Retail:

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SUBJECT TO CONTRACT & VACANT POSSESSION

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Misrepresentation Act.

These details have been prepared in good faith to provide a general guide only and do not constitute an offer or contract. Neither Calan Retail nor anyone in their employment has authority to make any representation or warranty in relation to the property.

