



## **Unit 22 Pentood Industrial Estate, Cardigan SA43 3AG**

**£8,000 Per annum**

Light Industrial / Trade Counter / Storage Unit  
Approximately 1,497 sq ft (139.13 sq m)  
Easy Access Onto Regional Road System

## **DESCRIPTION**

A mid terrace light industrial/storage unit on the Pentood Industrial Estate of approximately 1,497 sq ft (139.13 sq m) of generally clear floorspace suitable for many light industrial/trade counter or storage types of use. The unit has the benefit of a loading door and staff kitchen and WC facilities while to the front is a surfaced forecourt area.

## **LOCATION**

The Pentood Industrial Estate is located to the south of the town of Cardigan which is the largest settlement in the area. It is close to the coastline and on the boundary between North Pembrokeshire and South Ceredigion. The main A487 coast road from Fishguard to Aberystwyth bypasses the town which also has main road links via the A478 to the Narberth/Tenby area of South Pembrokeshire as well as via the A484 towards Carmarthen and then onwards to the M4 motorway.

## **ACCOMMODATION**

An mid terrace unit with a gross internal floor space of approximately 1,497 sq ft (139.13 sq m) to include wc and kitchen facilities

## **TENURE**

Available on a new full repairing and insuring

lease, the length of which can be subject to negotiation but to include 3 yearly rent reviews if appropriate. A service charge is payable as a contribution towards the landlord's cost of maintaining common areas and the lease to be outside the Landlord & Tenant Act 1954.

## **RENT**

£8,000 pa plus VAT

## **VAT**

VAT is payable on the rent and service charge

## **RATES**

According to the gov.uk website the rateable value is £4,700 which would make the rates payable for the whole of the 2019 / 2020 financial year approximately £2,473. However there are schemes for which a trader can apply which should give relief from the rates payable.

## **AVAILABILITY**

Upon completion of formalities

## **VIEWING**

## **ARRANGEMENTS**

Please contact David Cochlin in our Commercial Department on 01834 861810 or via email to [dc@johnfrancis.co.uk](mailto:dc@johnfrancis.co.uk)

## **OUR OFFICE HOURS**

Monday to Friday 9am to 5.30pm.

## **GENERAL NOTE**

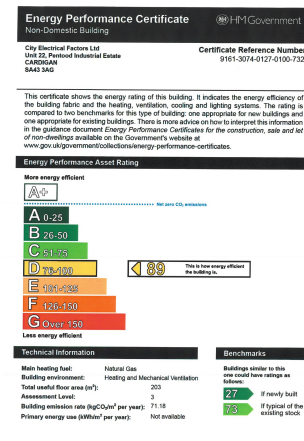
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From the western roundabout on the A487 Cardigan by-pass take the exit signposted to St Dogmaels which is also signposted to the Pentood Industrial Estate. After approximately 0.5 mile, turn right into the industrial area and after another 500yds turn right, Head up hill and as the road bears round to the right the unit will be found on the left.



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**John.  
Francis**