



Former banking hall
with redevelopment
potential.

1 South John Street
New Quay
Dyfed
SA45 9NG



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Location

New Quay is a seaside town in Ceredigion, West Wales with a resident population of around 1,200 people. Located on Cardigan Bay with a harbour and large sandy beaches, it is a popular seaside resort and traditional fishing town. The property is located on South John Street fronting the main seaside parade in New Quay with nearby occupiers being a mixture of local restaurants, pubs, shops and residential.

Description

The property comprises a semi-detached end of row retail unit built over ground, basement & first floor. It is constructed of stone construction with a pitched tiled roof. There is a steeply sloping garden to the rear with separate access from the rear lane known as High Terrace.

Internally the unit is made up of a mix of banking hall with ancillary offices and stores accommodation.

Tenure

The subject property is available to purchase on a freehold basis with full vacant possession.

Planning

The property has a historic use as a Bank & Premises.

Non-Domestic Rates

The property is listed as 'Bank & Premises' and under the 2017 rating list has a rateable value of £6,500.

Accommodation

The subject property provides the following accommodation in accordance with the RICS Code of Measuring Practice 6th Edition.

Floor Areas	Sq m	Sq ft
Ground	66.35	714
First	18.2	195
Total	84.55	909

Energy Performance Certificate

A copy of the full energy performance certificate is available upon request.

Price

On application to agent.

- **Prominent location fronting South John Street**
- **Unique opportunity to acquire a freehold in New Quay's town centre**
- **Suitable for various alternative uses subject to obtaining planning consent**
- **Benefit of rear garden area**
- **Price on application to agents**

For further information please contact:

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