



New Road, Newcastle Emlyn, SA38 9BA

5,757 sq ft
(534.84 sq m)

- Vacant Possession
- Excellent Roadside Frontage
- 0.25 Mile From Town Centre
- 0.268 Acre Site Area

Summary

Available Size	5,757 sq ft
Price	Offers in excess of £200,000
Rates Payable	£4,106.50 per annum Current 2026/2027 Rates List
Rateable Value	£10,750
EPC Rating	Upon enquiry

Description

The property comprises a detached building with a forecourt area to the front which provides parking and access to the unit via a pedestrian and 3 loading doors. The unit is constructed on a steel portal frame with elevations of part brickwork and part cladding under a pitched roof. Internally, the building is configured as workshop/store with differing floor levels, reception, offices and WCs with a timber floored store at first floor level. Externally, there is a forecourt area to the front of the building and an area of hardstanding along the west elevation.

Location

The property is situated approximately 0.25 of a mile north west of the centre of Newcastle Emlyn, fronting onto New Road, opposite the entrance to Newcastle Emlyn Cattle Market. Fishguard is c. 25 miles to the west via the A487 and B4332; Haverfordwest is c. 35.5 miles to the southwest via the A40 and Swansea is c.48 miles to the south east via the A48.

Accommodation

The accommodation comprises the following areas and a basement store of 564 sq ft with restricted height.

Name	sq ft	sq m
Ground - Workshop	3,583	332.87
1st - Store	1,808	167.97
Ground - Office/Reception/WC	366	34
Total	5,757	534.84

Tenure

The property is available freehold with vacant possession.

Terms

Offers in excess of £200,000 exclusive of VAT.

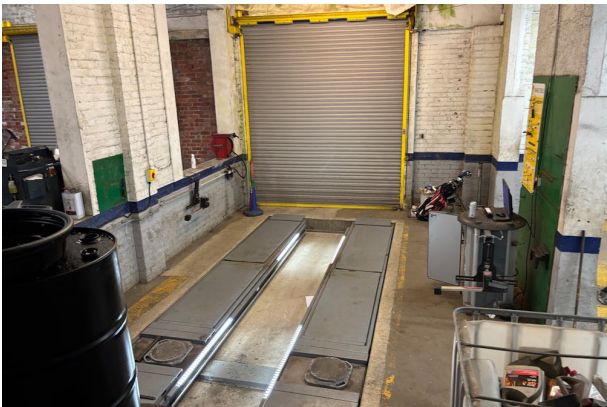
Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

EPC



Viewing & Further Information

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