



Corner Cafe, Market Square, Fishguard, Pembrokeshire, SA65 9HA

£260,000 For the Freehold Inclusive of Trade Furnishings and Equipment or 'To Rent' £9,600 Per Annum (Excluding the Maisonette).

* Corner Café stands in a prime Trading location in the centre of Fishguard.

*Currently utilised as a Café/Bakery, although well suited to other Commercial uses, (Subject to any necessary Change of Use and/or Planning Consents).

* Available to Purchase or to To Let as a Going Concern.

*Inspection strongly advised. Realistic Price Guide/Rental sought for the Property.

Situation

Fishguard is a popular Market Town which stands on The North Pembrokeshire Coastline some 15 miles or so North of the County and Market Town of Haverfordwest.

Fishguard has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Take-Aways, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The twin town of Goodwick is a mile or so distant and Fishguard Harbour, being close by, provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The Pembrokeshire Coastline at The Parrog is within a mile or so of the Property and also close by are the other well known sandy beaches and coves at Aberbach, Pwllgwaelod, Cwm-yr-Eglwys, Newport Sands, Abermawr, Abercastle, Aberfelin and Porthgain.

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

The Corner Cafe stands in the heart of this popular Market Town in an excellent Trading location and is available to Purchase or to Lease (terms to be agreed) as a Going concern or alternatively as a Lock up Shop Premises.

Directions

From the Offices of Messrs J.J. Morris at 21 West Street, turn right and bear left and proceed up to Market Square. The Corner Café is situated on the right hand side corner with frontages onto Market Square and High Street.

Description

Corner Café comprises a Terraced 3 storey Building of solid stone, brick and concrete block construction with mainly rendered and coloured roughcast elevations under a pitched slate and flat felt roof.

Ground Floor

Bakery/Shop

15' x 12'9" (4.57m x 3.89m)

With ceramic tile floor, ceiling lights, 2 display windows, shelving, servery, openings to Kitchen/Preparation area and a door opening with 2 steps up to:-

Cafe

18'8" x 10'10" (5.69m x 3.30m)

(average measurement) With ceramic tiled floor, door to Understairs Store Room which has a door leading to the Ground Floor Hall with staircase to First and Second Floor Maisonette and door to:-

Rear Cafe

17' x 12'6" (5.18m x 3.81m)

(average) With ceramic tile floor, windows to rear, downlighters and a half glazed door to Rear Yard which leads to the Bakery.

Kitchen/Preparation Area

With Kitchen Equipment, windows, electric lights and power points and a stair ladder to the First Floor Store Room

Rear Yard

With pedestrian access to:-

Bakery

13'6" x 7' (4.11m x 2.13m)

With quarry tiled floor, strip light, ample power points, worktops, 2 Food/Dough Mixers etc.

Store Room

10'7" x 7'4" (3.23m x 2.24m)

('L' shaped maximum) With single drainer stainless steel sink unit with a Redring Hand Water heater, vinyl floor covering, shelves, electric light, power points, cold water tap and a wash hand basin.

Separate WC

With a terrazzo tiled floor, suite of Wash Hand Basin and WC, part tiled surround, electric light, half tiled walls, mirror, soap dispenser and a Aquatron water heater.

Accessed via double doors from Market Square is the Maisonette. Accommodation is as follows :-

Ground Floor

Hall

With mosaic tiled floor, electricity meter and fuse boxes, ceiling light and staircase to:-

First Floor

Landing

18' x 8' (5.49m x 2.44m)

(average) With fitted carpet, radiator, single glazed sash window, staircase to Second Floor, 1 power point, telephone point and door to:-

Dining Room

11'6" x 11'8" (3.51m x 3.56m)

(approx) With fitted carpet, strip light and ceiling light, double panelled radiator, 4 power points, openings to Breakfast Room and:-

Sitting Room

16'6" x 13'9" (5.03m x 4.19m)

(average) With fitted carpet, single glazed sash window, coal effect Gas fire, ceiling light and power points.

Breakfast Room

9'4" x 7'6" (2.84m x 2.29m)

With fitted carpet, strip light, double panelled radiator, 8 power points, cooker box, strip light and a short flight of steps to:-

Kitchen

17'3" x 12'5" (5.26m x 3.78m)

With ceramic tile floor, double drainer stainless steel sink unit with hot and cold, range of floor and wall cupboards, uPVC double glazed windows, Worcester wall mounted Gas Boiler (heating Domestic Hot Water and firing Central Heating), Wash Hand Basin with hot and cold, plumbing for automatic washing machine, uPVC double glazed door, 2 strip lights, part tiled surround, 8 power points, built in Storage Cupboard with shelves and a freestanding New World 4 ring Gas Cooker.

Second Floor

Landing

With fitted carpet and a fitted cupboard with shelves.

Bedroom 1

13'6" x 11'9" (4.11m x 3.58m)

With single glazed window, fitted carpet, double panelled radiator, ceiling light, power points and a frosted glass door to:-

En Suite Bathroom

With vinyl floor covering, suite of panelled Bath, Wash Hand Basin and WC, part tiled surround, ceiling light and radiator.

Bedroom 2

11'9" x 10' (3.58m x 3.05m)

With fitted carpet, double panelled radiator, single glazed window, ceiling light and 1 power point.

Bedroom 3

9'2" x 8' (2.79m x 2.44m)

With single glazed window, 3 ceiling spotlight and power point.

Separate WC

With Wash Hand Basin and WC, single glazed window, fitted cupboard with shelves and a ceiling light.

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating to First and Second Floor accommodation. Telephone, subject to British Telecom Regulations. Partial uPVC Double Glazing.

Tenure

Freehold with Vacant Possession upon Completion.

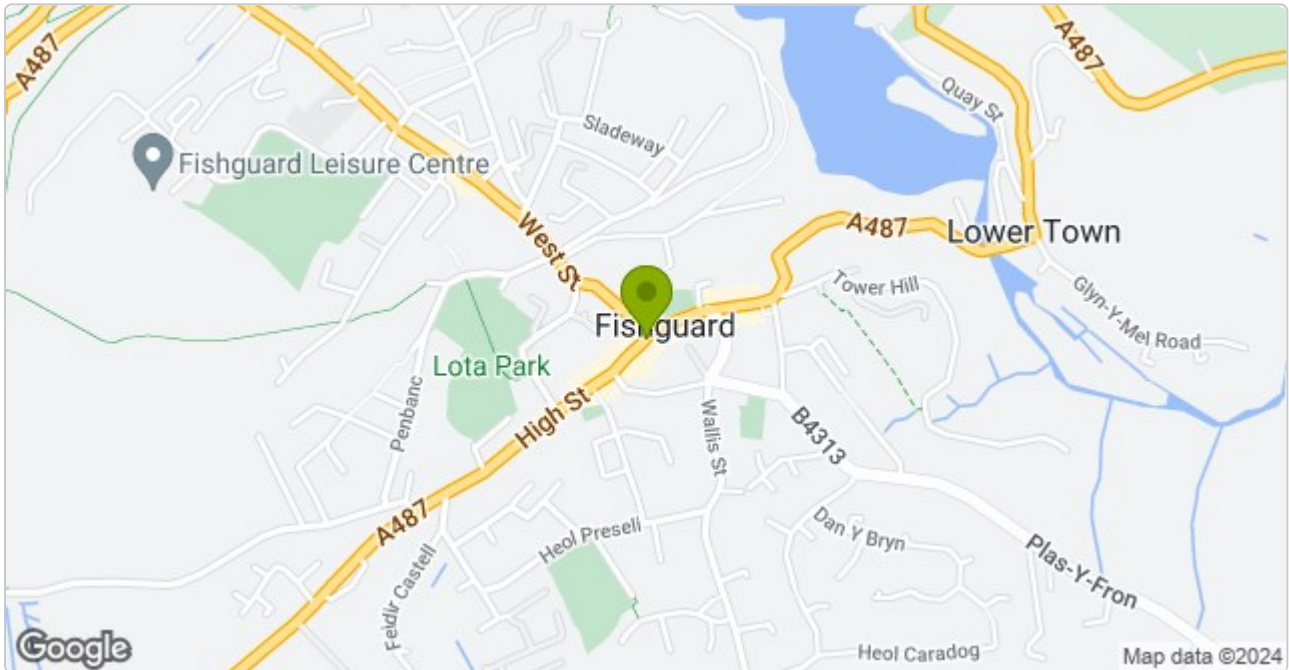
General Remarks

Corner Café (Annie Francis) stands in a prime trading location in this popular Market Town and although being well suited to its existing use, it is equally well suited to a variety of other Commercial uses (Subject to any necessary Change of Use and/or Planning Consents). The Vendor is

prepared to sell the Freehold of the Entire Property or alternatively Lease the Ground Floor Cafe/Bakery as a Going Concern inclusive of Trade Furnishings and Equipment.



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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