



GLANMOR CHARTERED
SURVEYORS

Cardigan, SA43 1HJ

7-8 High Street

Retail Investment Opportunity

Ground Floor Let to The Works Stores Limited | 5 Year Lease from 10th December 2025 |
Passing Rent £33,000 pax | 9.04% Net Initial Yield

FOR SALE
£350,000

OVERVIEW

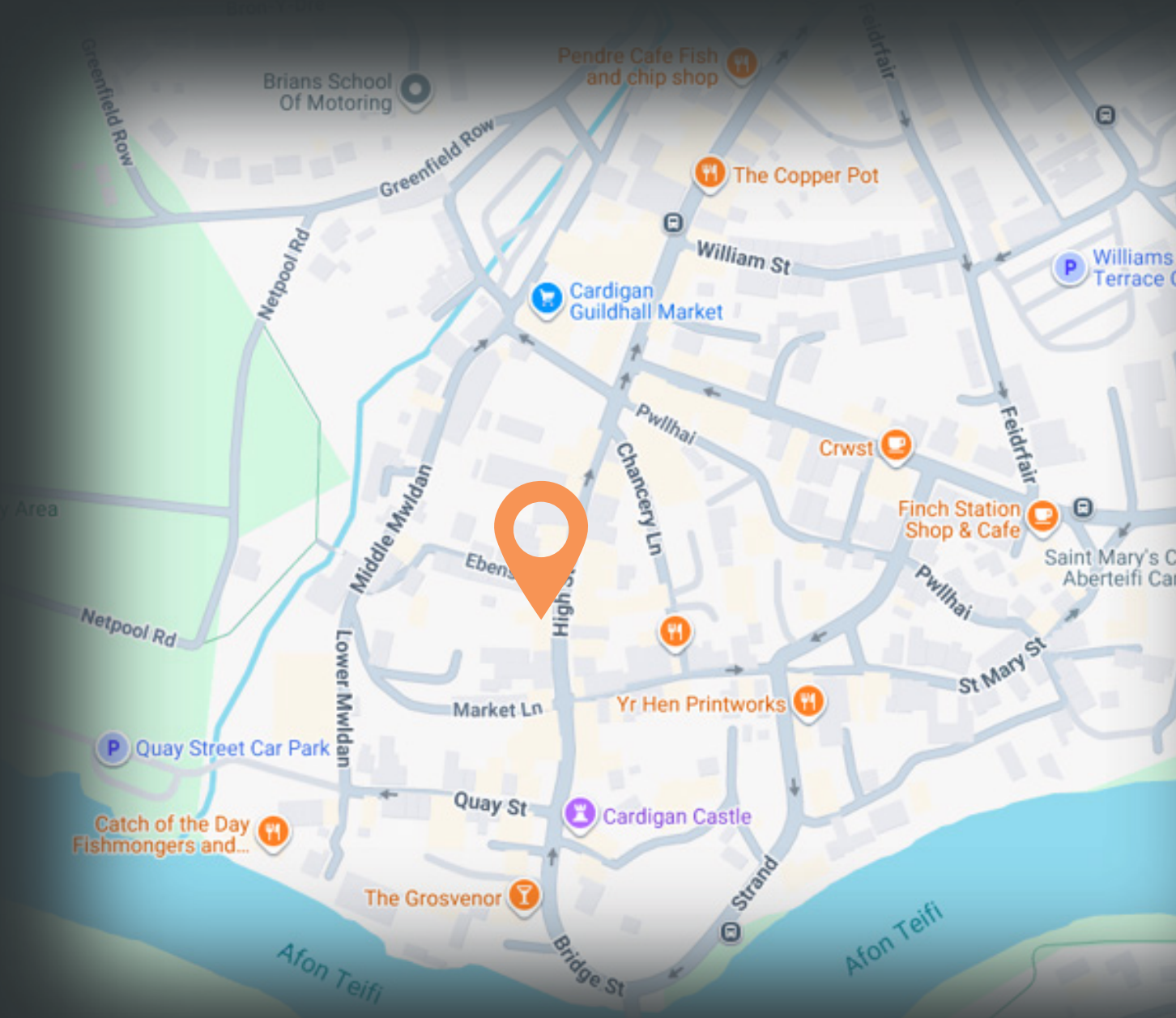
LOCATION

The property is situated on High Street, within the town of Cardigan. High Street is the main retail area within the town offering a mix of national and independent retailers including Specsavers, HSBC Bank, and WHSmith.

Cardigan is the second largest town in Ceredigion and is close to the A487, an arterial route linking multiple towns along the west coast of Wales. Cardigan is approximately 40 to the South West of Aberystwyth and 26 miles North-West of Carmarthen.

DESCRIPTION

The subject property comprises a 4-storey mid terrace building within the town centre of Cardigan. The ground floor accommodation extends 2,336 sq.ft and offers a mix of retail and ancillary areas.



OVERVIEW

ACCOMMODATION

AREA	m2	ft2
Ground Floor	217.02	2,336
Upper Floors	4 Flats	

LEASE DETAILS

Currently let to The Works Stores Limited on an effective FRI lease via a service charge. The tenant has recently signed into a new 5 year lease, details below:

Tenant – The Works Stores Limited
Term – 5 years from 10th December 2025
Break – 10th December 2028
Passing rent - £33,000pax

The upper floors comprise four flats, each previously sold on a long leasehold basis at a peppercorn rent.

TENURE

Freehold.

ASKING PRICE

We have been instructed to seek offers of £350,000 which returns a Net Initial Yield of 9.04% assuming purchaser's costs of 4.25%.

VAT

All figures are exclusive of VAT, where applicable.

MONEY LAUNDERING

Following agreement of the Heads of Terms, the proposed Tenant or Purchaser shall be required to supply all information and documentation necessary to comply with applicable Anti-Money Laundering (AML) regulations.

EPC RATING

The property has an EPC rating of B-37.

For all enquiries please contact;

Glanmor Chartered Surveyors

01792 439105

info@glanmorproperty.co.uk



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SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, February 2026.

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