



TO LET (STC)

**PEBBLES RESTAURANT
BORTH
CEREDIGION
SY24 5HY**



- **PROMINENT COASTAL VILLAGE LOCATION WITH SEA VIEWS**
- **SELF-CONTAINED GROUND FLOOR RESTAURANT PREMISES**
- **FULLY EQUIPPED CATERING KITCHEN AND APPROXIMATELY 30 COVERS**
- **STRONG LOCAL AND ESTABLISHED TOURISM TRADE**
- **FLEXIBLE LEASE TERMS – AVAILABLE IMMEDIATELY**

A rare and exciting opportunity to lease a self-contained, ground floor restaurant premises occupying a prominent position within this popular coastal village. The property enjoys attractive sea views and is ideally situated within easy reach of both the beach and the village railway station.

With its enviable coastal setting, convenient position and flexible lease terms, this represents a fantastic opportunity for an aspiring restaurateur or experienced operator to establish their own business in a popular West Wales destination.

RENT **Offers in the region of £18,000 will be considered (subject to contract)**

Part glass panelled main entrance door into:

RESTAURANT/ RECEPTION ROOM	21' min x 12' min Ornamental fireplace with matching wall panelling, two-double glazed Bay windows to front with sea views, two-radiators and opening into:
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CLOAKROOM	Low-level flash WC, pedestal wash and basin and part tiled walls.
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KITCHEN **13'3 x 9'**
Stainless steel preparation tables, double bowl and double drainer sink unit,
LPG range, grille, Worcester oil fired central heating boiler, window to side and
glass panel door through to:

TERMS The property is being offered subject to agreeing terms, based on the advertised annual rental figure, on a brand-new lease. A deposit of six months' rent will be payable upon completion of any lease, which will be returned to the tenant, subject to conditions at the end of the term. The rent cannot be offset by the deposit.

What3Words: [///assembles.minder.conductor](#)

PROOF OF FUNDING	We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).
MONEY LAUNDERING	Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.
GENERAL	All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
EPC	On Order







FLOORPLAN



Ground Floor

All measurements are approximate and for display purposes only. Not to Scale