

ABERYSTWYTH

RHEIDOL RETAIL PARK

Prominent standalone retail
unit of 12,000 sq ft

Open A1 planning consent
with potential for A3 uses
capable of subdivision with
ample parking

Location

Aberystwyth is a thriving and lively university town with a population of approximately 13,000 with a catchment population in the region of 75,000.

The property is situated in an excellent location at the front of the Rheidol Retail Park within easy walking distance of the town centre and being adjacent to the bus and train stations. Retailers on the park include **Lidl**, **Iceland**, **Argos** and **Mountain Warehouse**. The park has shared parking for some 240 cars.

Accommodation

The property is arranged on ground floor only.

Ground Floor	12,000 sq ft	1,115 sq m
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Lease/Rent

The property is available by way of a new lease.
Rent on application.

EPC

The Energy Performance asset rating is Band D 89.
A full copy of the EPC is available for inspection if required.

Service Charge

A service charge is payable on this property. Please contact the agents for further information.



Business Rates

Rateable Value £141,000
Interested parties are advised to make their own enquires to Ceredigion Council on 01545 570881.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

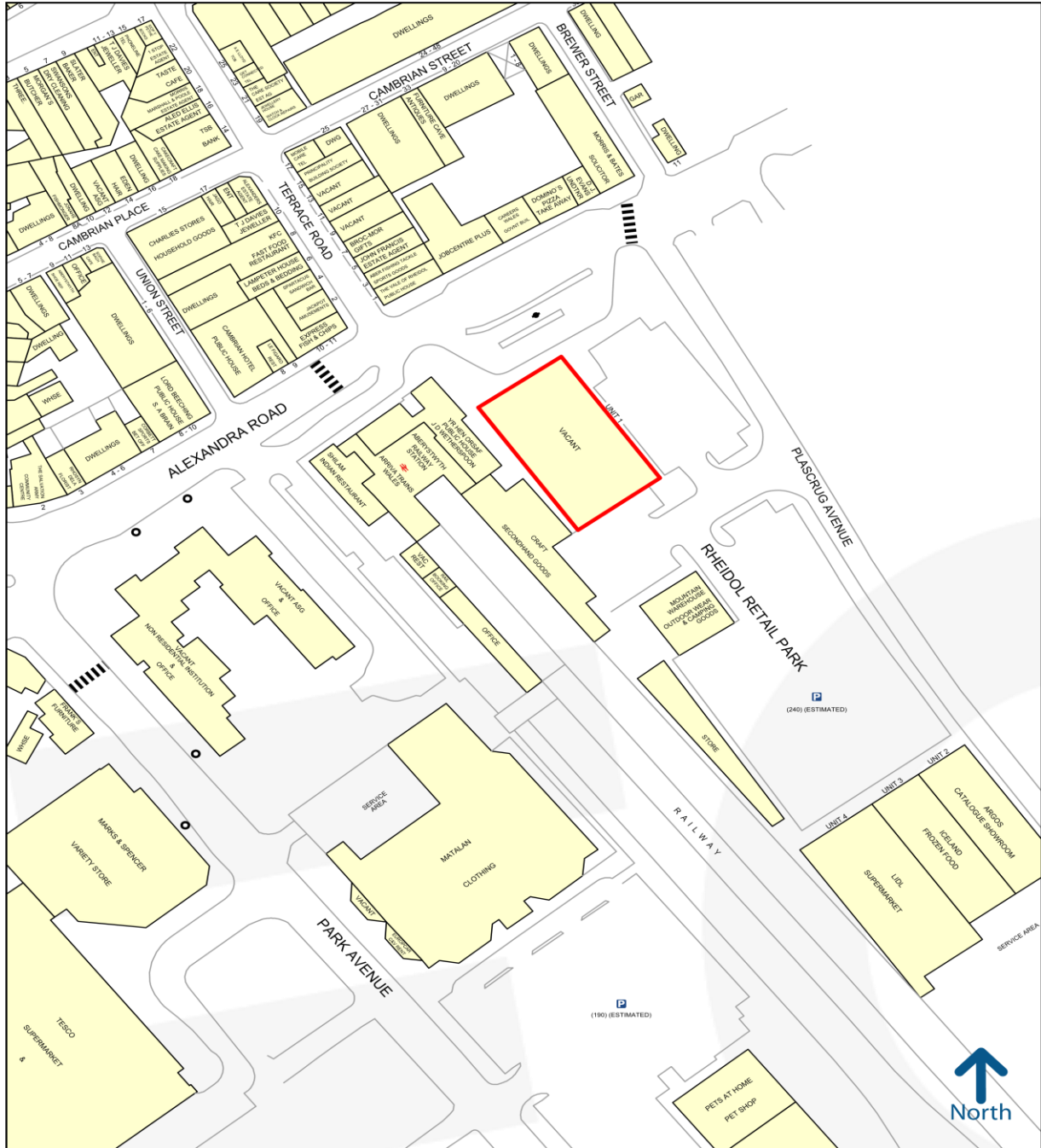
Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver 0151 236 6725.
llyr@emanueloliver.com



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.