

ABERYSTWYTH

15 GREAT DARKGATE STREET

RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE



Location

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

The property is located a prime position on Great Darkgate Street, adjacent to **HSBC**, with other retailers in the near vicinity including **Vodafone**, **Clarks**, **Caffé Nero** and **Costa Coffee**.

Accommodation

The property is arranged on ground floor and mezzanine with the following approximate areas

Ground Floor Sales	273 sq ft	25.36 sq m
Ground Sales/Stores	150 sq ft	13.94 sq m
Kitchen	36 sq ft	3.34 sq m
Mezzanine	133 sq ft	12.36 sq m

Lease/Rent

The property is available by way of a new lease at a rent of **£16,000 per annum**.

EPC

An Energy Performance Certificate is in the course of being prepared.

Business Rates

Rateable Value £14,250

Interested parties are advised to make their own enquires to Ceredigion Council on 01545 570881. No rates are payable until April 2021.

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.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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

or our joint agents Lloyd Herbert & Jones 01970 612559.



50 metres

Experian Goad Plan Created: 19/08/2020
Created By: Emanuel Oliver Ltd



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