

# ABERYSTWYTH

## Unit 2

**40-48 Great Darkgate Street**

**PRIME RETAIL UNIT  
TO LET**

### Location

Aberystwyth is a thriving and lively coastal town with a population of approximately some 15,000 and bolstered by an additional 10,000 students at Aberystwyth University.

The property is located a prime position on Great Darkgate Street, adjacent to **The Edinburgh Woollen Mill** and **New Look**, with other retailers in the near vicinity including **Superdrug**, **Crew Clothing** and **Holland & Barrett**.

### Accommodation

The property is arranged on ground and first floors with the following approximate areas:

Internal Width	33'	10 m
<b>Ground Floor Sales</b>	<b>2,876 sq ft</b>	<b>267.2 sq m</b>
First Floor	1,583 sq ft	147.1 sq m

### Lease

The property is available by way of a new full repairing and insuring lease **at a rent of £40,000 per annum exclusive**.

**EPC**  
C 73

### VAT

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



### Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value £62,000

Interested parties are advised to make their own enquiries with the local authority.

### 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.

### Legal Costs

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

### 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 sole agents:  
Llyr Emanuel of **Emanuel Oliver**  
07795 348079  
[llyr@emanueloliver.com](mailto:llyr@emanueloliver.com)



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