

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
Ground Floor Sales	2,876 sq ft	267.2 sq m
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

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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.

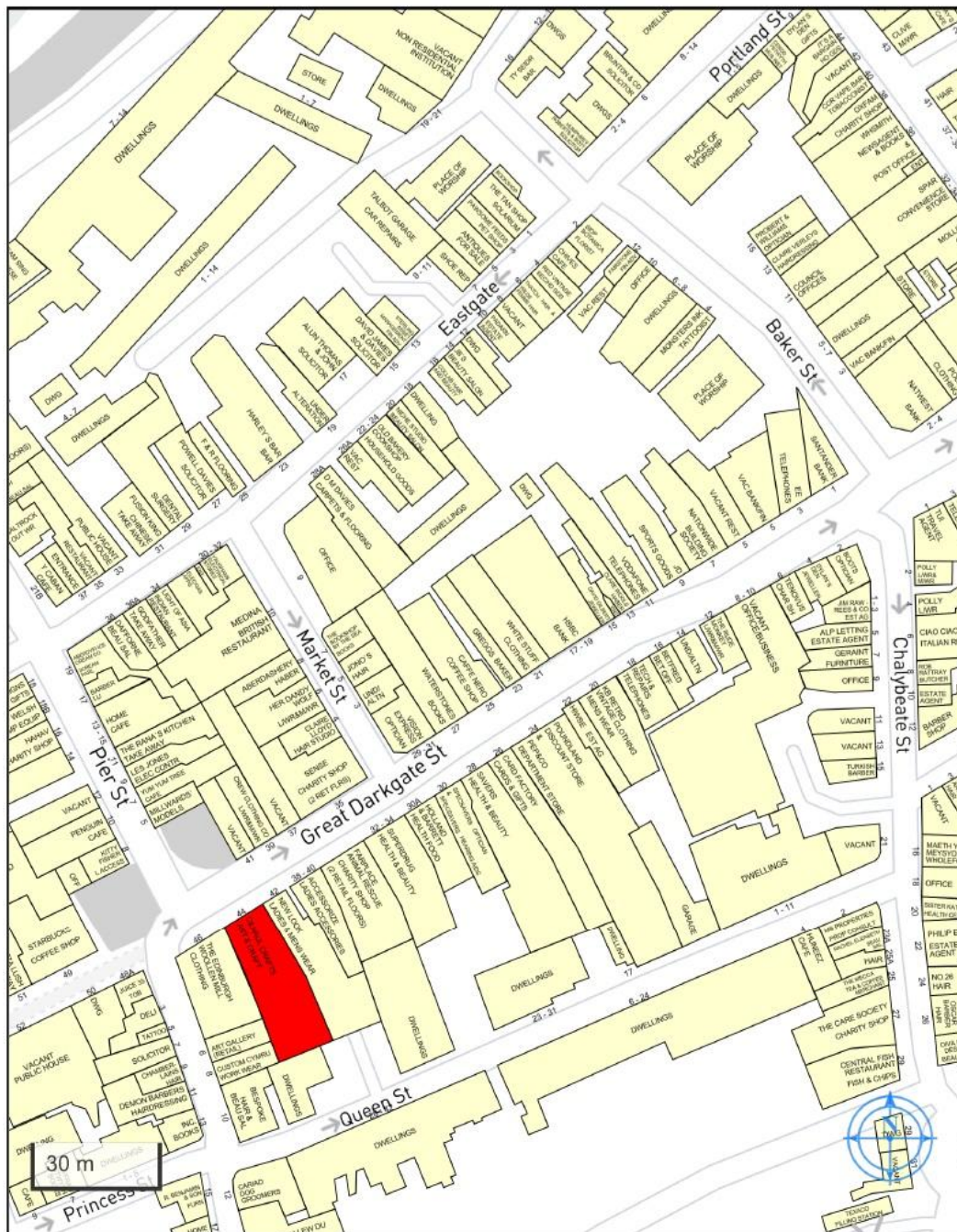
Viewing

Strictly by appointment through sole agents:

Llyr Emanuel of **Emanuel Oliver**

07795 348079

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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.