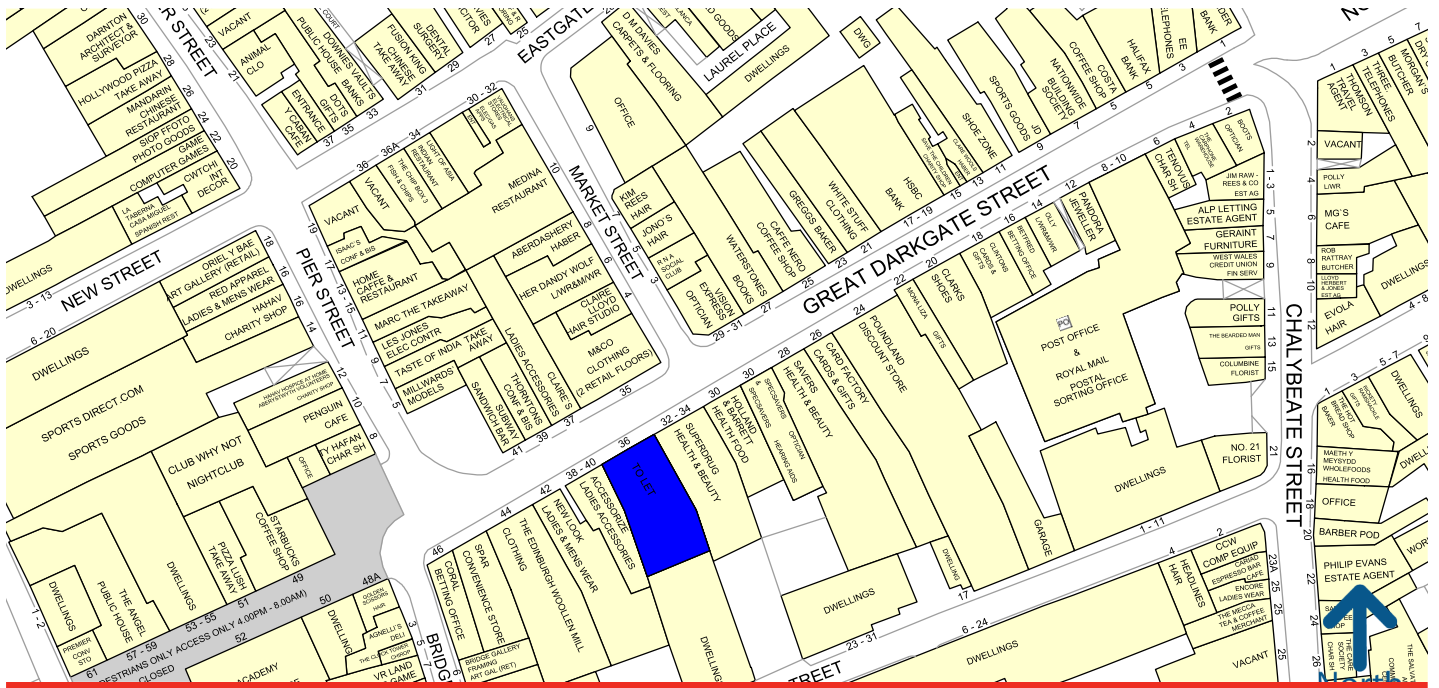


## 36-38 GREAT DARKGATE STREET

ABERYSTWYTH, SY23 1DE



**PRIME SHOP TO LET - A3 POTENTIAL**  
GROUND FLOOR SALES - 3,077 SQ FT  
TOTAL SALES - 6,066 SQ FT



The property occupies a prime position on Great Darkgate Street with adjacent occupiers being Superdrug and Accessorize. Other occupiers in the immediate vicinity include Edinburgh Woollen Mill, M&Co, Claire's Accessories, Holland & Barrett, Specsavers, Card Factory, Caffè Nero and New Look.

## DESCRIPTION

The property comprises a three storey mid terraced building with ground and first floor trading space and with ancillary space to the rear. Access is direct from Great Darkgate Street, with rear servicing provided via Queen Street.

## TERMS

The property is available to let via a new lease for a term to be agreed, with upwards only rent reviews at five yearly intervals on full repairing and insuring terms.

Quoting Rent: £85,000 pax

## RATEABLE VALUE

The 2018 Rateable Value for the property is:-

Rateable value: £85,000  
Rates payable: £43,690

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

## VAT

The property has not been elect for VAT at the present time.

## ACCOMMODATION

The property provides the following approximate areas and dimensions:

Gross Frontage	11.92 m	39 ft 1 ins
Net Frontage	11.39 m	37 ft 4 ins
Initial Width	10.68 m	35 ft 0 ins
Shop/Built Depth	27.15 m	89 ft 1 ins
Ground Floor Sales	285.86 sq.m	3,077 sq ft
First Floor Sales	277.68 sq.m	2,989 sq ft
First Floor Ancillary	51.00 sq.m	549 sq ft

## PLANNING

We understand that the property benefits from A1 use, however, other uses will be considered subject to the tenant obtaining all necessary planning consents.

## EPC RATING

D - 87

## LEGAL COSTS

Each party to bear its own costs in dealing with this transaction.



## VIEWING

To be arranged via joint sole letting agents:-  
Huw Thomas [huw.thomas@coark.com](mailto:huw.thomas@coark.com) 029 2034 6312  
Dominic Garner [dominic.garner@coark.com](mailto:dominic.garner@coark.com) 029 2034 6375

REF: HT/100934 – JUNE 2018

James Nicholas [jnicholas@alderking.com](mailto:jnicholas@alderking.com) 029 2022 0000

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 [www.coark.com](http://www.coark.com)

Regulated by RICS

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