



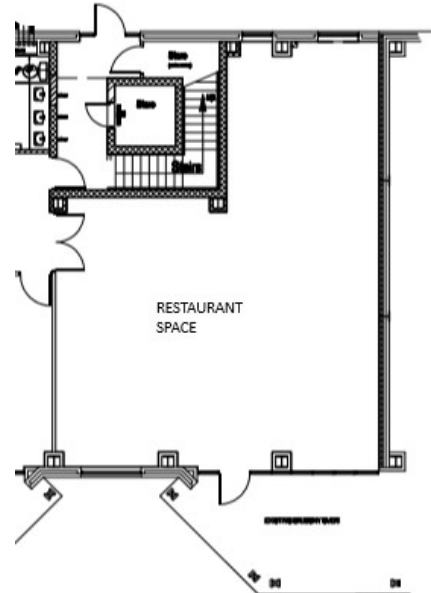
HARBOUR HOUSE, Y LANFA

ABERYSTWYTH SY23 1AS



UNIQUE A3 / RESTAURANT OPPORTUNITY

1,054 SQ FT - PLUS OUTSIDE SEATING



Aberystwyth is a coastal town in Ceredigion and is well known for its university which boosts the population by 9,000 for 3/4 of the year, in addition to regular visits from tourists year round. The town is the Administrative and commercial centre for West Wales with current urban population of approx. 15,935, with surrounding district areas totalling 74,000. Harbour House is within Aberystwyth Marina and situated prominently overlooking the Marina, which is adjacent to the Court building. The town centre is an approximate 5 minute walk away from the location.

DESCRIPTION

Opportunity to lease the ground floor space for the use as a restaurant / A3 (all uses considered subject to planning). Opportunity for outside seating for additional covers.

Access is provided from the front of Harbour House and also to the rear, where it is possible to create rear servicing and separate bin store area (subject to approval from landlord). There are approximately 32 people on site, with 111 boats moored, representing a growth of 50% since 2016, in addition to approximately 650 visitor nights each year.

TERMS

This space will be available on the basis of a new effective full repairing and insuring lease by way of a service charge. Incentives and packages are available subject to covenant strength and other terms offered.

Quoting rent

Upon Application

BUSINESS RATES

Business Rates will be the responsibility of the tenant and enquiries should be directed to the Local Ceredigion County Council on 01970 633253.

ACCOMMODATION

The premises provides the following approximate areas and dimensions:

Net Frontage	7.27 m	23 ft 10 ins
Internal Width	9.78 m	32 ft 09 ins
Internal Depth	12.92 m	42 ft 05 ins
Net Internal Area	97.89 sq m	1,054 sq ft

Plans can be provided on request

HANDOVER SPECIFICATION

The intention is to handover the unit in shell condition - further information regarding handover condition can be provided upon request.

PARKING

A limited provision of non allocated parking is available on site.

LEGAL COSTS

Each party to bear its own costs incurred in this transaction.



VIEWING

To be arranged via sole letting agents:-

Ben Davies ben.davies@coark.com 029 2034 6311

REF: BD 101866 – SEPTEMBER 2019

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

Regulated by  RICS

Cooke & Arkwright for themselves and for the vendor/lessor of this property whose agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Cooke & Arkwright for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Cooke & Arkwright nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated. 6. Cooke & Arkwright is a trading name of Cooke & Arkwright Limited.

T 029 20 346346

www.coark.com