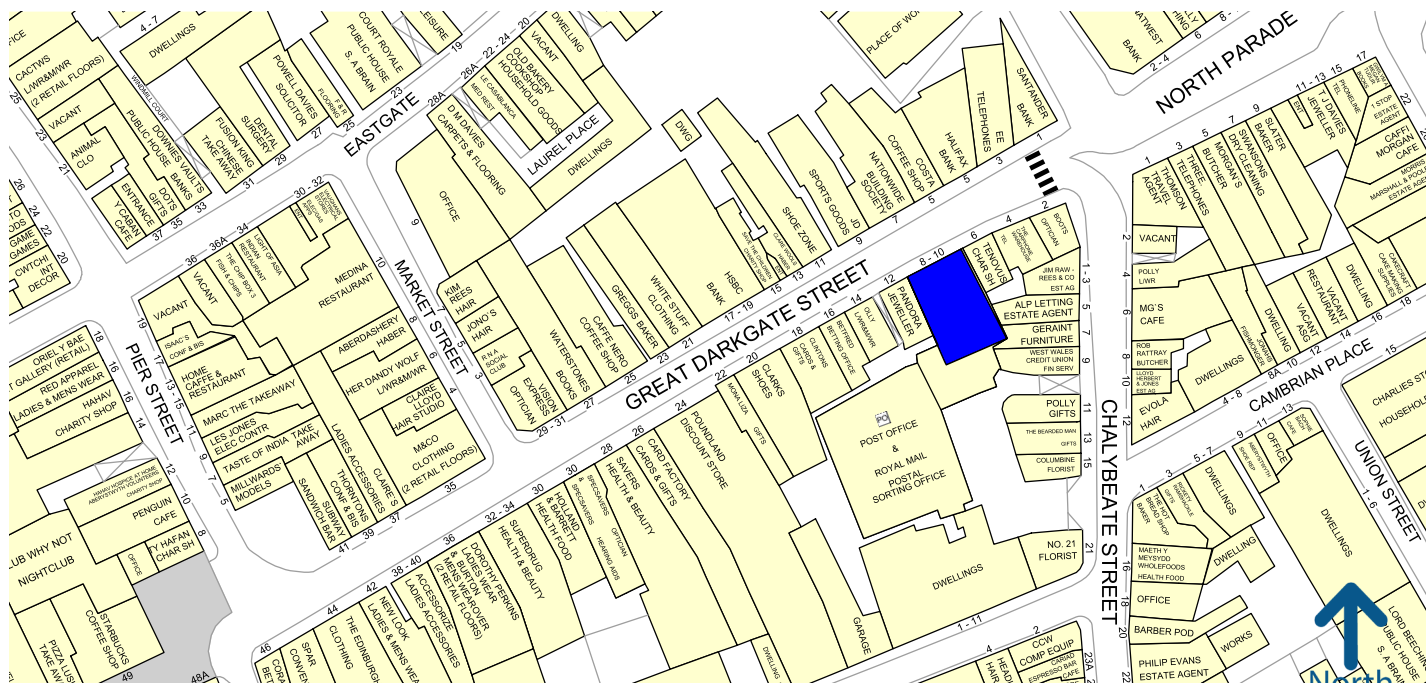


8 GREAT DARKGATE STREET

ABERYSTYWTH SY23 1DE



PRIME SHOP TO LET
GROUND FLOOR SALES 1,675 SQ FT



Aberystwyth is a popular coastal town, is the largest town within Ceredigion with a district population of approximately 75,000 (Focus), 14,000 registered students at the University of Wales and is home to the National Library for Wales and the regional office for the Welsh Assembly. The property is located within a prime position on Great Darkgate Street, Aberystwyth's main retailing street with nearby occupiers including Pandora, Costa Coffee, Carphone Warehouse, Boots Opticians, White Stuff, Caffé Nero, JD Sports and Waterstones.

DESCRIPTION

The premises comprises a ground floor sales area with ancillary accommodation and is part of a larger building. The landlord intends to improve the visibility of the frontage by introducing added glazing as illustrated by the altered photograph of the frontage on the front page.

TERMS

The premises is available to let on the basis of a new lease for a term to be agreed on effective full repairing and insuring terms.

Quoting rent £65,000 pax

RATEABLE VALUE

The 2017 Rateable Value for the property is:

Rateable value £53,000

Rates payable £26,447

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

VAT

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

ACCOMMODATION

The property provides the following approximate areas and dimensions:-

| | | |
|-------------------------|-------------|-------------|
| Ground floor sales | 155.61 sq.m | 1,675 sq ft |
| Ground-ancillary approx | 34.70 sq m | 374 sq ft |

PLANNING

The Local Planning Authority advises that the property is Grade 2 Listed.

EPC RATING

70 – C

LEGAL COSTS

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



VIEWING

To be arranged via sole letting agents:-

Huw Thomas huw.thomas@coark.com 029 2034 6312 Ian Newbury ian.newbury@coark.com 029 2034 6316

REF: HT/100123 – APRIL 2017

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

Regulated by RICS

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