



**PRIME SHOP PROPERTY
FREEHOLD FOR SALE**

**37 Great Darkgate Street
Aberystwyth
SY23 1DE**



FOR SALE

029 2037 8844 • www.ejhales.co.uk

28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The property occupies a prime trading location on Great Darkgate Street, which is the main retail trading location within Aberystwyth Town Centre.

The location of the property is shown on the attached street traders plan.

Multiple retailers within close proximity include Superdrug, Edinburgh Woollen Mill, Monsoon, White Stuff, Waterstones and Caffè Nero

ACCOMMODATION

The property comprises a mid-terrace building providing a ground floor sales area with ancillary accommodation above and in the basement.

The property comprises the following approximate dimensions and floor areas:-

Internal Width	5.87m	19ft 3in
Shop Depth	13.16m	43ft 2in
Ground Floor Sales	59.9 sqm	645 sqft
Rear Storage	22.11 sqm	238 sqft
First Floor Storage	21.64 sqm	233 sqft
First Floor WC's		
Second Floor	33.36 sqm	359 sqft
Basement	21.36 sqm	230 sqft

PRICE

£275,000 plus VAT for the freehold interest with vacant possession.

RATES

Our inspection of the Rating List shows the following assessment for the subject property:-

Rateable Value	£28,750.00
Rates Payable (2018/2019)	£14,777.50

Interested parties are advised to make their own enquiries of the Local Rating Authority to confirm the figures given above.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

EPC

The property has an EPC rating of E108.

A copy of the Energy Performance Certificate is available on request.

LEGAL COSTS

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

VIEWING

Strictly by appointment through the letting agents, EJ Hales, contact:
Philip Gwyther • Tel: 029 2034 7122 • E-mail: philip@ejhales.co.uk

E J Hales and or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

