

On the Instruction of Barclays Bank Plc

LEASEHOLD AVAILABLE

20 Sgwar Alban, Aberaeron SA46 0AG



Key Features

- Prominent Building
- Conservation Area
- Parking Available

Viewing

By appointment via this office:

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CBRE Limited

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Location

The property is located on Alban Square in Aberaeron which lies 33 miles North of Carmarthen. The property sits close to the intersection with Prince's Avenue (A482) which is the main route into the town. Nearby occupiers include **NFU Mutual**, **Volvo Cars** and a number of local independent businesses.

Description

The property comprises a two storey building with basement and is of masonry construction beneath a pitched roof. The property benefits from one car parking space. The first floor flat does not comprise part of the bank's demise. Internally, the banking hall is located on the ground floor with ancillary accommodation and staff facilities to the rear. The property comprises of the following approximate floor areas:

Accommodation

Ground Floor	101.73 sq m	1,095 sq ft
Basement	72.19 sq m	777 sq ft
Total	1,872 sq m	173.91 sq ft

Price

£14,500 Per annum

Tenure

The property is available by way of an assignment of Barclays existing lease. The Premises are held on a lease expiring 21st May 2028 with a tenant only break option on 21/05/2023.

Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the bank is **£15,250**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

EPC available on request.

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Not to scale.

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