

# EVOLVE

part of M<sup>Core</sup>

# PARC-Y-LLYN RETAIL PARK

AVAILABLE TO LET  
approx. 10,000 sq.ft

Aberystwyth, Llanbadarn Fawr SY23 3TL



Local Occupiers Include

next



Morrisons

currys



halfords



charlies

# PARC-Y-LLYN RETAIL PARK



Unit 4 - TO LET		
	SQ.FT	SQ.M
GROUND FLOOR	c 10,000	c 929
RENT	On application	
RATEABLE VALUE*	<b>£97,500 per annum</b> Reduced from £121k	



## DESCRIPTION

The property is situated to the south east of the town centre and forms the dominant part of the established out-of-town retail location serving the town and surrounding area. Immediately adjacent to the retail park is a **48,000 sq ft** Morrisons food store with associated petrol filling station along with a McDonald's restaurant. The park itself is situated on Parc-Y-Llyn Way that is a continuation of Boulevard De Saint Brieuc and runs parallel with the A487 and A44. Other nearby commercial uses include a Land Rover car dealership and the newly developed Welsh Government and Ceredigion County Council offices.

## LOCATION

Aberystwyth is a historic market town, administrative centre and popular tourist destination in the county of Ceredigion located on the West Coast of Wales approximately 55 miles north of Swansea, 55 miles south of Bangor and 92 miles west of Birmingham. The town is renowned for the University of Aberystwyth and can be easily accessed via the A487 and A44. Aberystwyth train station provides direct links to both Birmingham and Shrewsbury, connecting to the national railway network.

## SERVICE CHARGE INSURANCE

The units participates in a service charge scheme. The Landlord will insure the premises, the premiums to be recovered from the tenant.

## SERVICES

The units have electricity and water connected.

## PLANNING

An incoming tenant must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

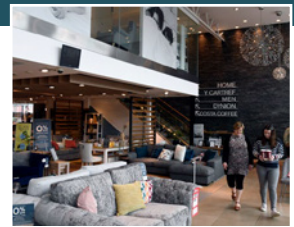
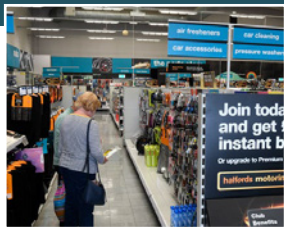
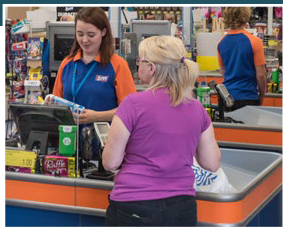
## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

## ENERGY PERFORMANCE

Further information available on request.

# PARC-Y-LLYN RETAIL PARK



Sat Nav  
**SY23 3TL**



**312**  
Parking spaces  
ratio 1:282 sq.ft



**87,916 sq.ft**  
(8167 sq.m)  
total development



**34,459**  
people in primary  
catchment area

# PARC-Y-LLYN RETAIL PARK



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**SUBJECT TO CONTRACT.** We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholdingprofessional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).

**VIEWING** Strictly via prior appointment with the appointed agent:

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