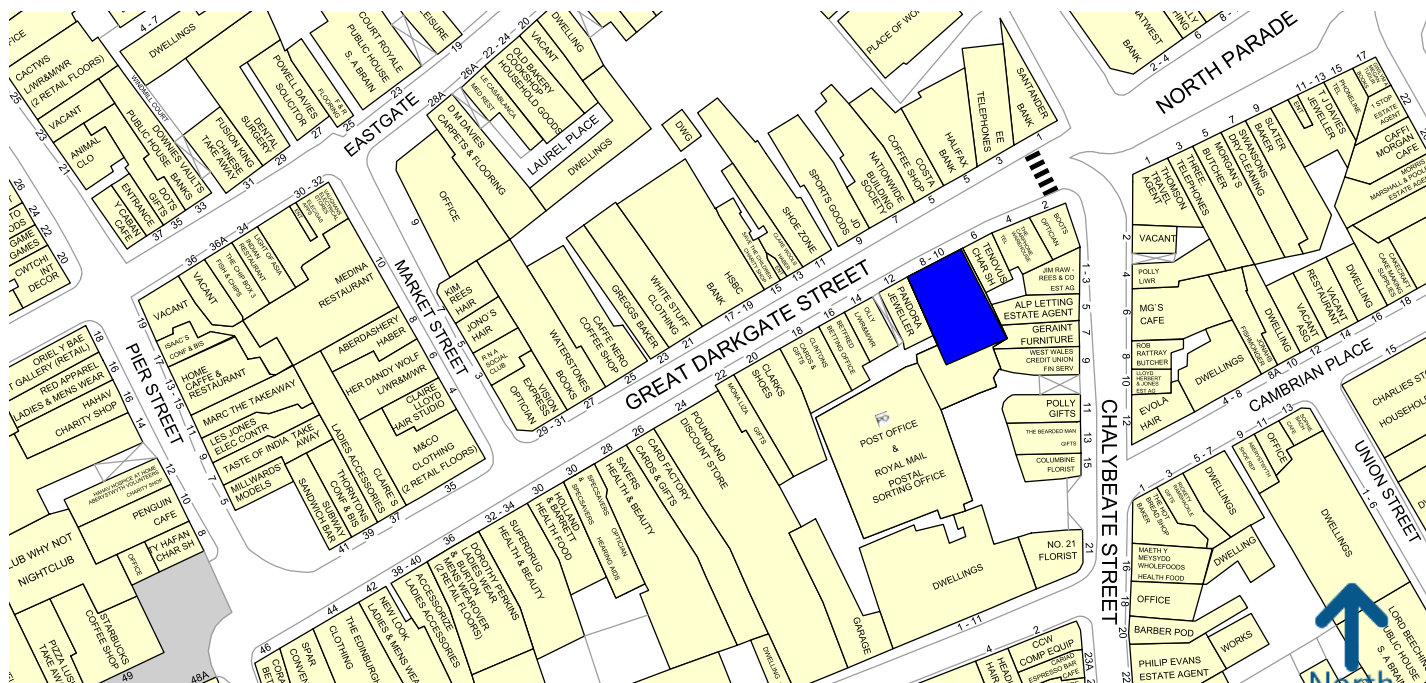


8 GREAT DARKGATE STREET
ABERYSTYWTH SY23 1DE



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, Caffe Nero, JD Sports and Waterstones.

DESCRIPTION

The premises comprises an open plan ground floor sales area with separate ancillary accommodation to provide storage and staff/kitchen facilities, and is part of a larger building. The landlord has recently installed new glazing to improve the frontage and visibility into the unit.

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 **£50,000 pax**

RATEABLE VALUE

The 2017 Rateable Value for the property is:

Rateable value **£53,000**

Rates payable **£27,878**

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

REF: HT/100123 – JULY 2019

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

Regulated by RICS

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