



## 8 Great Darkgate Street

Aberystwyth, SY23 1DE

### Prime Shop To Let Aberystwyth

**3,049 sq ft**  
(283.26 sq m)

- Reduced Quoting Rent £39,500 pax
- Unique Grade II Listed Opportunity To Let.
- Ground Floor Sales 1,675 sq. ft.
- Excellent Position In The Town Centre.
- Well Configured Open Plan Unit.
- Current Use A1 - other uses considered subject to planning.

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## Summary

<b>Available Size</b>	3,049 sq ft
<b>Rent</b>	£39,500 per annum
<b>Rates Payable</b>	£26,128 per annum
<b>Rateable Value</b>	£46,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (37)

## Location

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 installed new glazing to improve the frontage and visibility into the unit. The Local Planning Authority advises that the property is Grade 2 Listed.

## Accommodation

Name	sq ft	sq m
Ground - Sales	1,675	155.61
Ground - - Ancillary approx	374	34.75
Basement	1,000	92.90
<b>Total</b>	<b>3,049</b>	<b>283.26</b>

## 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.

## Money Laundering Regulations

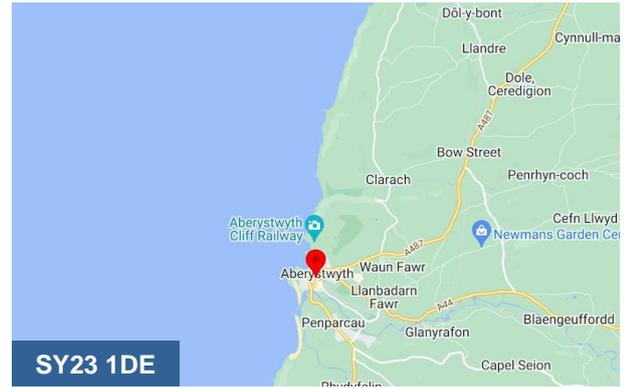
In accordance with Anti-Money Laundering Regulations, the tenant will be required to provide satisfactory proof of identity at the point of agreement of heads of terms.

## Planning

The unit currently operates under A1 use. Other uses will be considered, subject to planning.

## Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



## Viewing & Further Information



**Huw Thomas**

02920 346 312

huw.thomas@coark.com



**Sebastian Branfield**

02920 346 315

seb.branfield@coark.com