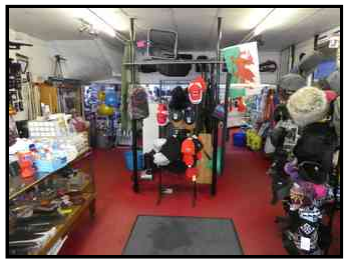
Excellent business opportunity. Premises To Let. Busy Harbour town of Aberaeron on Cardigan Bay.



Aeron Hall 2 Bridge Street, Aberaeron, Ceredigion. SA46 0AP.

Ref C/2126/DD

£15,000

£15,000 PER ANNUM

A vacant property suiting a variety of commercial purposes. Last used as a Sports and Fishing Tackle Shop which has very recently ceased trading. Available on a short or long term lease.

Looking for a change in profession Well positioned prominent Retail Shop**Main thoroughfare of this busy Georgian harbour town on Cardigan Bay**

Positioned in one of the most prominent trading locations within this favoured Georgian harbour town on Cardigan Bay. Fronts the main thoroughfare, opposite the Pelican Crossing, 3 doors from Boots The Chemist and the towns main retail trading shops. Across the road to Castle Hotel and CostCutters Supermarket. A few minutes walk from harbour and sea front. Aberaeron lies alongside the main A487 coast road, almost equi distant from Aberystwyth to the north and Cardigan to the south and within some 15 miles of the university town of Lampeter.

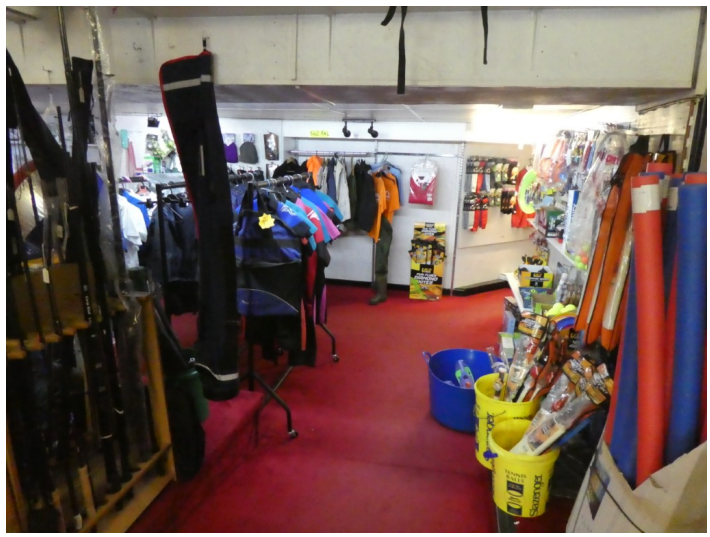
GENERAL

The offering of these premises available for Lease provides prospective purchasers with an opportunity to trade from what is considered to be one of the main retail shops in this town. The type of which available for rent is very scarce. Provides viz.

Retail Shop

of some 600 sq. ft or thereabouts with 2 front display windows with central doorway

.



Adjacent Store Room

41' x 8' 10" (12.50m x 2.69m) max. narrowing to 4' (min)

Kitchenette

with a stainless steel sink unit with hot water geyser.

Seperate WC

with low level flush toilet

2 large Cellar Rooms

providing excellent further storage.

Tenure

The property is presumed to be Leasehold.

Directions

From Morgan and Davies office proceed to town square and the property is on the opposite side of the main road, 3 doors up from Boots the Chemist.

A487
Aberaeron
NORTH RD
BRYN RD
ALBAN SQ
Aberaeron
Secondary
School
A487
SOUTH RD
FFORDD Y GOITRE