

**TO LET - Prime 750 sq ft shop front. Retail/food outlet. Aberystwyth town centre - Cardigan Bay
- West Wales.**



19 Pier Street, Aberystwyth, Ceredigion. SY23 2LJ.

£15,000

Ref C/2386/RD

TO LET - **Prime 750 sq ft shop front**Retail/food outlet**Aberystwyth town centre**Currently run as a successful ice cream parlour**Available due to re-location**A well presented and modern fit out**Useful kitchen prep/storage area and wc.
Available from the 6th February 2025DO NOT MISS THIS OPPORTUNITY**One of the finest shop frontages along Pier Street**A short distance to the sea front and promenade**Near University and College re-development**Located along town thoroughfare**Excellent dual road frontage**FLEXIBLE LEASE OPPORTUNITIES**

The property is located along Pier Street, one of the main thoroughfares within Aberystwyth town centre. The town offers a good level of local amenities and services including national and local retailers, network rail connections, employment opportunities, government offices, regional hospital, National Library of Wales,, educational services and facilities. Aberystwyth is the main strategic town along the Mid Wales growth programme.



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GENERAL

An opportunity to secure a short or long terms lease in a favoured location within this popular coastal town.

Offers are invited at £15,000 per annum with flexible lease terms available. The current lease has 23 months to expiry. Option to secure a new lease or take over the existing lease.

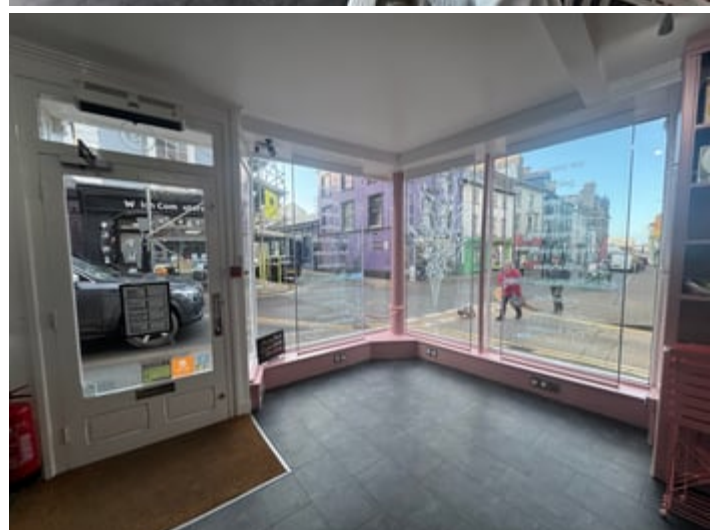
BUSINESS RATES - Are currently set at £350.00 per calendar month which includes 40% discount on business rates.

The accommodation provides more particularly as follows -

GROUND FLOOR

Shop Front

24' 8" x 19' 4" (7.52m x 5.89m) with dual aspect display windows along Pier Street and Eastgate looking down towards the town pier and coast providing corner shop frontage with glass door to front, fitted shelving to rear, breakfast bar area to side, stainless steel sink and drainer with mixer tap, under larder appliance space, rear cupboard housing hot water tank.





Kitchen/Prep Area/Storage Room



14' 1" x 13' 2" (4.29m x 4.01m) with range of fitted shelving, plumbing for sink and drainer.

W.C.

With w.c. single wash hand basin.

Services

Mains Water, electricity and drainage. Mains Gas connections.

Tenure - The property is of Leasehold Tenure.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

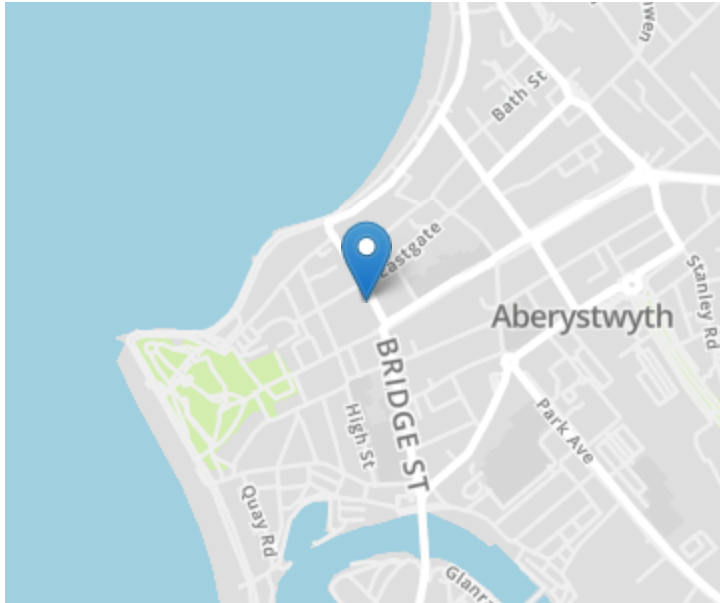
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Great Darkgate Street head onto Pier Street towards the sea front and the property is located half way down the street on the right hand side with the junction with Eastgate.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

91 This is how energy efficient the building is

For further information or to arrange a viewing on this property please contact :

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