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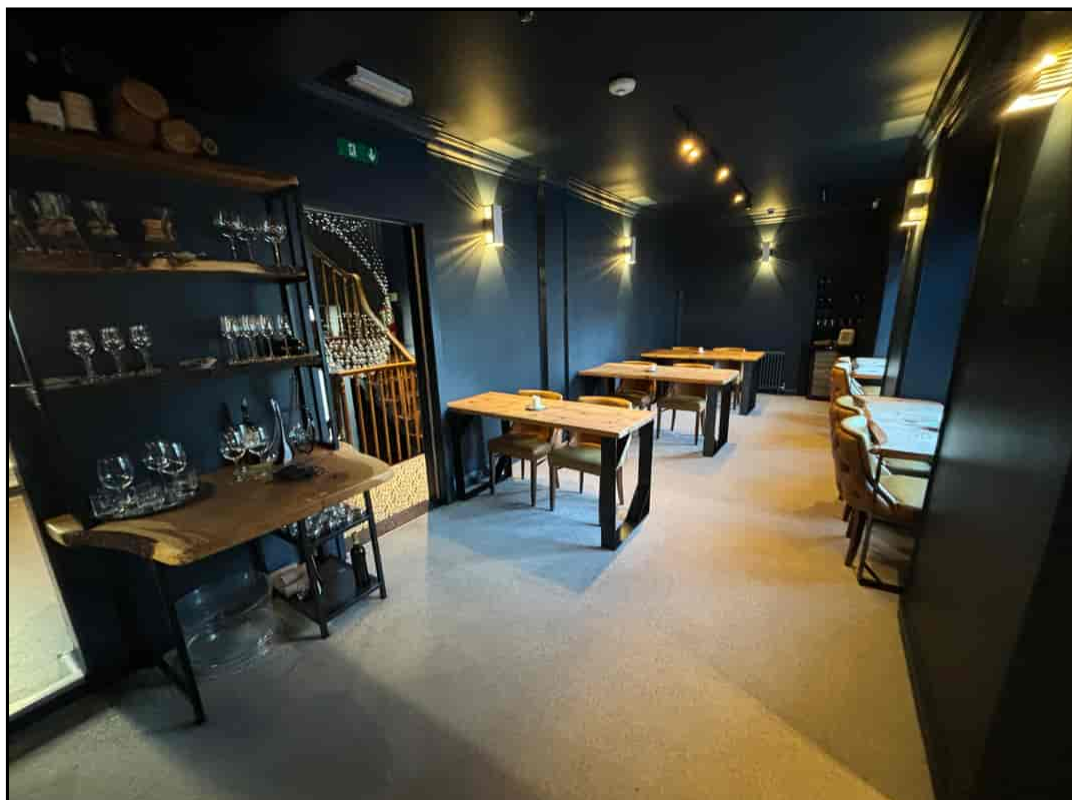


RICS



Since 1989

Brand new 5 year Lease on successful Aberystwyth town centre restaurant and bar in central trading location.



SY23 Bar, Great Darkgate Street, Aberystwyth, Ceredigion. SY23 2LJ.

C/2280/AM - £39,950 P.A

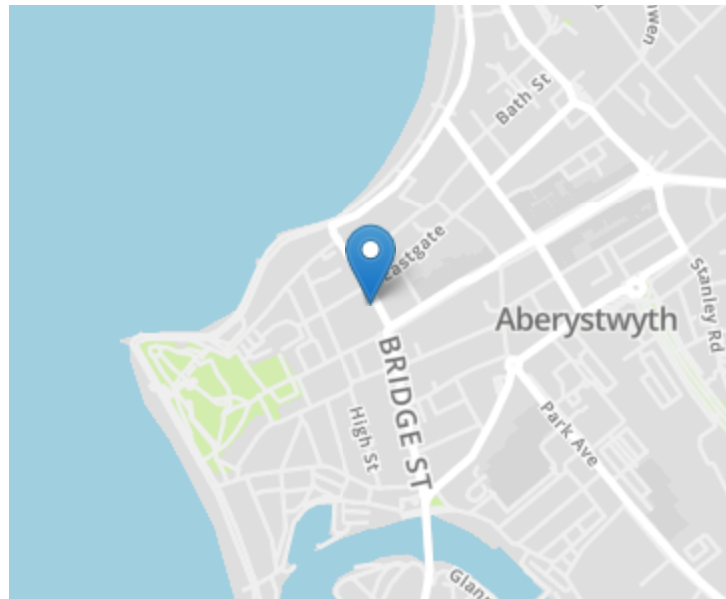
£39,950

Rare opportunity to acquire a brand new Lease on an excellent first quality Bar and Restaurant in the heart of the town centre of Aberystwyth adjacent to one of the main central trading squares, close to Pier Street (Night venue) and within close proximity to the seafront and within easy walking distance of all amenities and located at "the top of town".

A well respected and renowned restaurant and bar together with potential second floor second floor self-contained accommodation and providing overall 197 sq. m. arranged over 3 stories and providing a unique business opportunity. The premises available due to retirement. Full inventory available by separate negotiation. Available on brand new internal, repairing and insuring 5 year Lease. Rates payable by tenant.

Further details available from the sole letting agents Ref: AJM - Tel: 01570-423623.

**VIEWING STRICTLY BY PRIOR ENGAGEMENT WITH THE LETTING AGENTS, MORGAN AND DAVIES
LAMPETER OFFICE.**



LEASE

The Lease is a brand new 5 year Lease from the date of completion with no rent reviews to be incorporated, an option to extend will be made available after the 5 year termination date. The basis of the Lease is on a 5 year internal and repairing basis with a rent payable quarterly in advance. Offers invited based on £39,950 rental per annum paid in quarterly instalments.

GENERAL

This is a well established restaurant and venue and has formerly had the benefit of Michelin status. The new Lease provides experienced or new entrants to this business sector to develop and put their own stamp on the venue which is equipped and fully operational and is deemed a turn key operation being ready to go in the Agent's opinion. Further details as regards the inventory i.e. fixtures, fittings of bar, public areas and the kitchen equipment are available by discussion and negotiation.

It is endeavored that such will be required to operate and fully function efficiently in our opinion. If any further details are required you are invited to contact the sole letting agents' Morgan and Davies Lampeter office to discuss this exciting opportunity.

THE PREMISES

Overall extending over 3 floors and providing a Georgian style terraced building with potential living accommodation on the first floor, i.e. self-contained two double bedrooms, 2 bathroomed apartment, currently utilised as offices and storage facility. The ground floor provides hallway, lobby, understairs cupboard and ice machine understairs, radiator.



Public Bar

20' 0" x 11' 9" (6.10m x 3.58m) With fitted bar servery, seats approximately 20 with bi-fold oak frontage window to street level and square, sink unit, cocktail dispenser fridge cabinet, oak floor, radiator.



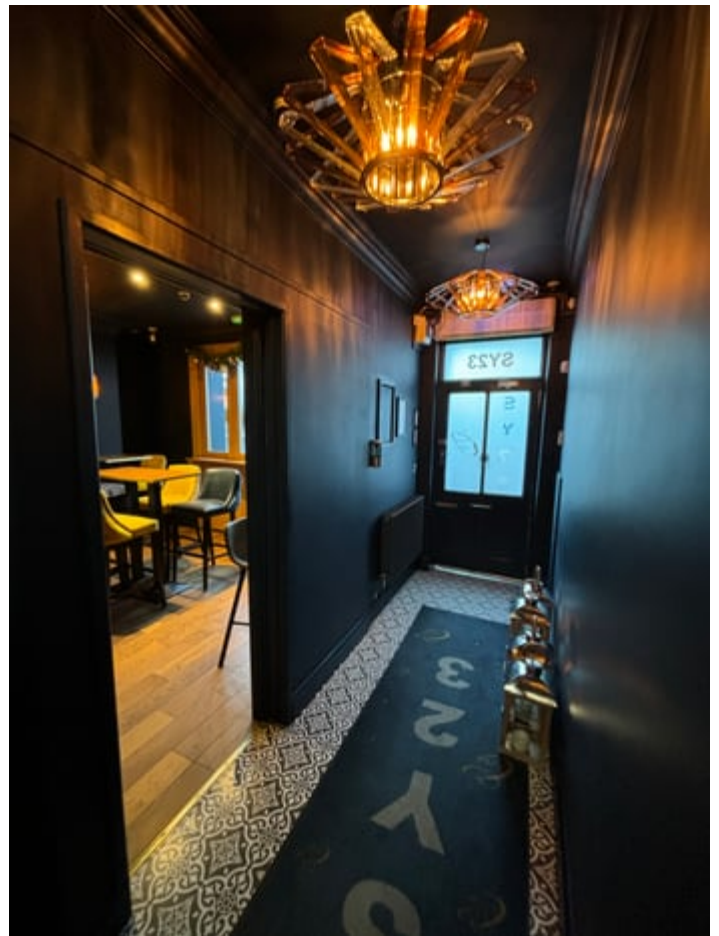


Main Kitchen



The Hallway

Provides a feature staircase in hardwood to the first floor landing with



Restaurant

22' 0" x 9' 8" (6.71m x 2.95m) seating 26 with window fitted seating.



Kitchen and rear Seating area

27' 0" x 16' 0" (8.23m x 4.88m) Overall with central preparation kitchen being in open plan for feature food preparation incorporating the usual equipment, extractor fans, prep tables, fire escape door to the rear, sink units, ovens.

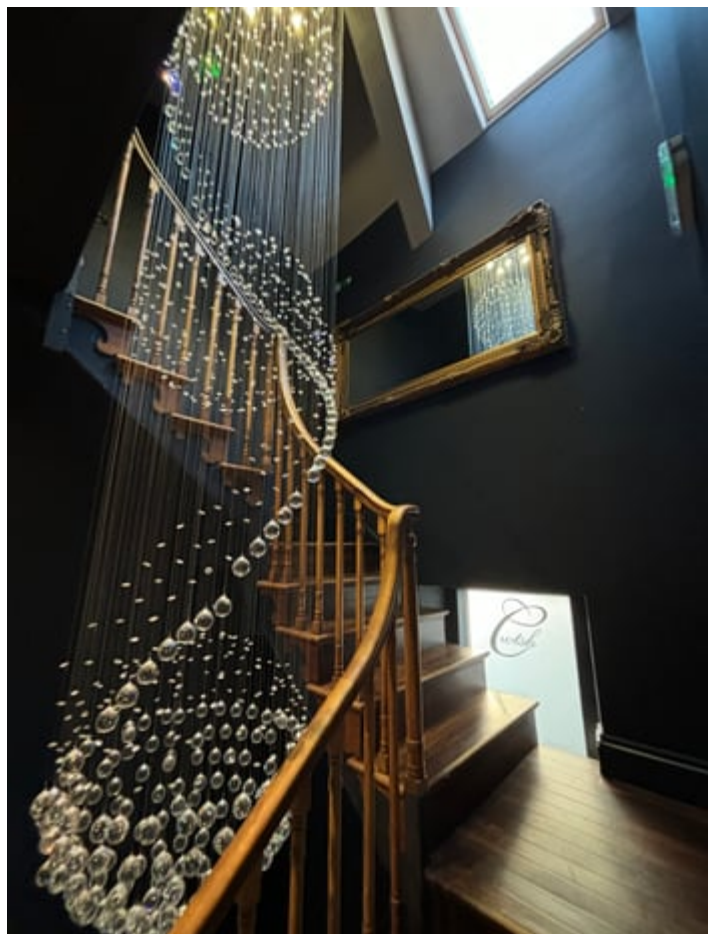


Off Hall Gents and Ladies Cloakrooms

11' 9" x 9' 5" (3.58m x 2.87m) overall with 2 w.c.'s each fully tiled, 2 wash basins, heated towel rail.



Stairwell



The Second Floor

This has an additional trading area if desired or could be providing a two double bedroom flat.

Flat Living room



20' 9" x 19' 0" (6.32m x 5.79m) L-shaped with "A" framed beams, fitted kitchen, oven, single drainer sink and drainer, extractor fan, log burning stove.

Flat Kitchen



Double Bedroom

14' 9" x 10' 3" (4.50m x 3.12m) currently storage. Velux window.

En-suite Shower room

With shower cubicle, wash hand basin, w.c. and extractor fan.

Double Bedroom 2

15' 5" x 11' 6" (4.70m x 3.51m) with Velux window and En-suite shower room, shower cubicle, wash basin, w.c. and extractor fan.

MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the

terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

Services

Mains water, mains electricity, mains drainage and mains gas, gas fired heating. Gas cooking facilities.

Directions

The property is located at the top end of Great Darkgate Street at its junction with Pier Street. The property lies within easy walking distance of the thriving town centre of this university town and coastal resort and administrative centre of Aberystwyth on the Cardigan Bay coastline.