

TO LET - Prime fully refurbished town centre prime retail unit. Aberystwyth on Cardigan Bay - West Wales.



37 Great Darkgate Street, Aberystwyth, Ceredigion. SY23 1DE.

£20,000

PER ANNUM TO LET C/2351/RD

****Prime Town Centre Retail Unit**Fully refurbished with new shop front**900 sq ft with external rear patio/entertainment area**Located on the main town thoroughfare**Adjoining 'Crew Clothing Company'**Opposite 'Accessorize' and 'New Look'**Currently A1 with potential for A2 / A3 (stc)**Impressive trading area with supporting staff facilities**Separate storage area**10' shop front and access**Equi distance walk to beach and train and bus station**Flexible Lease Terms Available**A PRIME RETAIL UNIT WITHIN THIS POPULAR UNIVERSITY TOWN THAT MUST BE VIEWED TO BE APPRECIATED****

The property is situated within the Mid Wales strategic town of Aberystwyth having a good level of local and national amenities and services including university and supporting educational facilities, Welsh Government and Local Authority regional offices, retail parks, industrial estates, excellent public transport connectivity, network rail connections, regional hospital and the town being the main tourist destination along the Cardigan Bay coastline within Mid Wales.



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GENERAL

An impressive fully refurbished commercial opportunity within Aberystwyth town centre. Located along one of the main town thoroughfares.

The building is immaculately presented and maintained, being fully refurbished within the last 12 months with new shop front and redesigned and extended trading floor space.

Surrounding national occupiers / traders within the immediate proximity along Great Darkgate Street include Crew clothing Company, New Look, Accessorize, Super Drug, Starbucks, The White Stuff, Fat Face, Poundland, Greggs and Caffè Nero which all within 50 yards of the property.

FLEXIBLE LEASE TERMS AVAILABLE - SUBJECT TO NEGOTIATION.

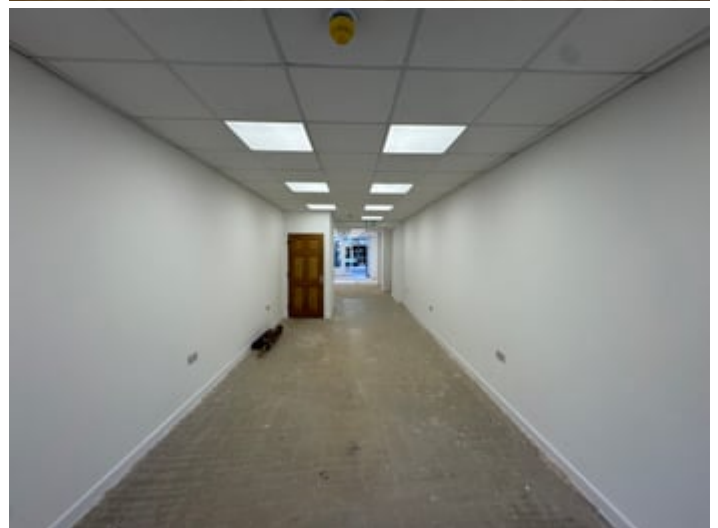
MID WALES GROWTH DEAL.

Aberystwyth is a focus in the Mid Wales Growth Deal which plays a key role in tackling economic recovery and growth in the Mid Wales economy with the aim of supporting job creation and increasing productivity in the wider societal and environmental ambitions.

In December 2020 both the Welsh and UK Government confirmed 110 million growth deal with Ceredigion and Powys County Councils. The total capital investment is aimed to be:

- * £280 million - £400million pounds
- * With the intention of adding 1100 -1400 net additional FTE jobs
- * £570 million - £700 million in net additional Gross Value Added

SHOP TRADING AREA





58' 0" x 15' 0" (17.68m x 4.57m) accessed via brand 10' new shop front display window and double glass doors into an inviting and well lit shop front and trading area, extending to the rear of the property with a new extension recently added providing multiple sockets, suspended ceiling with LED lighting, multiple sockets, ample counter space and display areas.

A blank canvas allowing you to do what you want.

W.C

4' 4" x 6' 1" (1.32m x 1.85m) having a w.c. single wash hand basin and vanity unit.

REAR PATIO AREA



Accessed via double glass doors. Providing an option for external trading space or indeed entertainment / outside eating space (stc).

Also provides an external access into a side storage area for any business.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

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

To keep up to date please visit our Website, Facebook and Instagram Pages

MONEY LAUNDERING REGULATIONS

The successful applicant 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.

Services

The property benefits from mains water, electricity and drainage connections.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: On Street.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

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

Mobile Signal

4G data and voice

Existing Planning Permission

Title: Proposed retention of the existing ground floor retail unit with the change of use of the first floor office/store area into a self contained contained flat. Change of use of the second and third floor residential unit into 2 self contained flats. Removal of rear single storey pitched roofs with new pitched roofed extension to rear. Removal of the existing shop front with new traditional shop front installed. New dormer windows to third floor., Submitted Date: 31/05/2022 00:00:00, Ref No: A220472, Decision: APPROVED SUBJECT TO CONDITIONS, Decision Date: N/A
Title: Retention of existing ground floor retail unit, change of use of the first floor office/store area into a self contained flat. Change of use of the second and third floor residential unit into 2 self contained flats. Removal of rear single storey pitched roofs with new extension to the rear. Removal of the existing shop front with new traditional shop front installed. New dormer windows to third floor., Submitted Date: 12/02/2022 00:00:00, Ref No: A220172, Decision: , Decision Date: N/A
Title: Proposed retention of the existing ground floor retail unit with the change of use of the first floor office/store area into two self contained flats. Change of use of the second and third floor residential unit into 2 self contained flats. Removal of rear single storey pitched roofs with new flat roofed extensions to rear. Removal of the existing shop front with new traditional shop front installed. New dormer windows to third floor., Submitted Date: 21/11/2020 00:00:00, Ref No: A201107, Decision: REFUSED, Decision Date: N/A
Title: Proposed retention of the ground floor retail area with change of use of first floor from office/storage area into two self contained flats. Change of use of second and third floor from residential into two self contained flats. Removal of rear single storey pitched roofs with extensions and new flat roofs to rear. Alterations to the front elevation with a new door and shop window., Submitted Date: 27/10/2020 00:00:00, Ref No: A200936, Decision: REFUSED, Decision Date: N/A



Directions

The property is located at the top end of Great Darkgate Street, along the one way system. As you enter the street the property is located along on the left hand side as identified by the Agents To Let board.

Energy Performance Asset Rating

More energy efficient



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

108 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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