

**TO LET - RETAIL SHOP - ABERAERON TOWN CENTRE.**



**5A The Old Post Office, Alban Square, Aberaeron, Ceredigion. SA46 0AD.**

**£700**

**Ref C/2369/ID**

(PER COMING MONTH)

**\*\* Valuable town centre premises \*\* Prime Town Centre Premises\*\*Prominent location fronting onto Alban Square and the main A487 coast road \*\* Ground Floor Retail Shop\*\*Outside staff toilet\*\***

Aberaeron lies alongside the main A487 coast road, almost equi distant from Aberystwyth to the north and Cardigan to the south. A popular and busy Georgian harbour seaside town with a comprehensive range of shopping and schooling facilities.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GROUND FLOOR

### Retail / Commercial Premises

with front door. Could be utilised as one complete unit or separate trading areas viz :



### Front Section

27' 0" x 13' 8" (8.23m x 4.17m) with part division, 2 front display windows, laminate flooring.



### Rear Trading Space

17' 0" x 14' 1" (5.18m x 4.29m) with tiled floor.

### VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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**

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.

## **Services**

Mains Services.

## MATERIAL INFORMATION

---

**Parking Types:** On Street.

**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

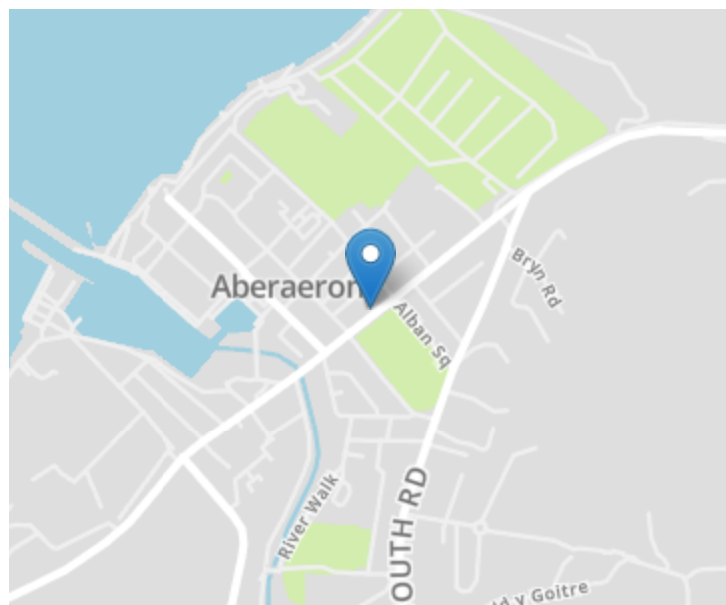
**Any risk of coastal erosion?** No

**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 Morgan and Davies office proceed to town square and turn left. This will take you onto the main A487 coast road travelling down Alban Square and you will see the property half way down the street on the left hand side opposite the town green and bus stop

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



Regulated by

**RICS®**