

ABERYSTWYTH

Unit 2

40-48 Great Darkgate Street

PRIME RETAIL UNIT
TO LET

Location

Aberystwyth is a thriving and lively coastal town with a population of approximately some 15,000 and bolstered by an additional 10,000 students at Aberystwyth University.

The property is located a prime position on Great Darkgate Street, adjacent to **The Edinburgh Woollen Mill**, with other retailers in the near vicinity including **Superdrug**, **Crew Clothing** and **Holland & Barrett**.

Accommodation

The property is arranged on ground and first floors with the following approximate areas:

Internal Width	33'	10 m
Ground Floor Sales	2,876 sq ft	267.2 sq m
First Floor	1,583 sq ft	147.1 sq m

Lease

The property is available by way of a new full repairing and insuring lease at a rent of **£40,000 per annum exclusive**.

EPC

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VAT

Prices, outgoing and rentals are quoted exclusive of, but may be subject to, VAT.



Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-
Rateable Value (2026) - £56,000
Interested parties are advised to make their own enquiries with the local authority.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through sole agents:
Llyr Emanuel of **Emanuel Oliver**
07795 348079
llyr@emanueloliver.com

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