



**FORMER FUNLAND ARCADE
HIGH STREET
BORTH
SY24 5HY**



- **PROMINENT SEAFRONT COMMERCIAL BUILDING - FORMERLY A HIGHLY SUCCESSFUL AMUSEMENT ARCADE**
- **APPROXIMATELY 1,000 SQ FT WITH PROPOSALS FOR AN ADDITIONAL FIRST-FLOOR TRADING AREA, OFFERING SCOPE TO ENHANCE THE ACCOMMODATION**
- **PLANNING PERMISSION APPROVED BY CEREDIGION COUNTY COUNCIL ON 11 JANUARY 2024 (REF: A230858) FOR CHANGE OF USE TO A1 RETAIL, WITH COMMENCEMENT REQUIRED WITHIN FIVE YEARS**
- **PREVIOUS PLANNING PERMISSION (REF: A180278) GRANTED IN NOVEMBER 2018 FOR REDEVELOPMENT AS A MARKET HALL WITH EIGHT UNITS, WHICH HAS SINCE LAPSED DUE TO NON-IMPLEMENTATION**
- **HIGHLY VISIBLE SEAFRONT LOCATION IN THE POPULAR COASTAL VILLAGE OF BORTH, A STRONG TOURIST DESTINATION KNOWN FOR ITS EXTENSIVE SANDY BEACHES, PROXIMITY TO YNYSLAS NATURE RESERVE AND YEAR-ROUND VISITOR APPEAL**

A prominent seafront commercial building, formerly operating as a highly successful amusement arcade, now benefits from planning permission for conversion to A1 retail use.

The property extends to approximately 1,000 square feet and includes proposals to create an additional first floor trading area, offering further potential to enhance the overall accommodation.

Planning Permission was granted by Ceredigion County Council on the 11 January 2024 under planning reference A230858 to change the use of the property from an Amusement Arcade to Retail A1. The development shall begin no later than five years from the date of this decision.

Previously, Planning Permission was granted by Ceredigion County Council on 14th November 2018 under planning reference A180278 to demolish the existing amusement arcade and erection of a building to be used as a market hall with 8 shops/units. The planning permission was valid for a 5-year period and as it wasn't implemented has subsequently lapsed.

Owing to its position and layout, the building may also be suitable for alternative uses, subject to the necessary planning consents.

The property occupies a highly visible location along the seafront in the popular coastal village of Borth, a well-established tourist destination renowned for its long sandy beach which runs through the village and continues north to the extensive beaches and dunes of Ynyslas, a designated nature reserve attracting visitors year-round for walking, wildlife, water sports and outdoor recreation.

Borth supports a strong seasonal and holiday trade, underpinned by several large caravan and holiday parks in and around the village, together with a steady residential population. The village offers a range of local amenities including shops, cafés, public houses and a railway station providing regular services along the Cambrian Coast line, linking the area with Aberystwyth, Machynlleth and beyond, which further enhances accessibility for visitors and commuters alike.

The property lies approximately eight miles north of Aberystwyth, the principal town of west Wales, which serves as a major commercial, retail, educational and administrative centre for the region. Aberystwyth is a vibrant university and market town, home to Aberystwyth University and a substantial student population, alongside a busy town centre offering a wide range of national retailers, independent shops, leisure facilities, restaurants and cultural attractions.

The town also benefits from a promenade, harbour and beaches, contributing to a strong tourism sector, as well as excellent transport links including mainline rail services and road connections to the wider region. The proximity of Aberystwyth significantly enhances the appeal of the property, providing access to a large catchment area and supporting the commercial potential of this well-located coastal opportunity.

OFFERS INVITED IN THE REGION OF £125,000

ACCOMMODATION – of approximate dimensions:

FORMER AMUSEMENTS	41'4 x 36'3 (max dimensions including Staff Kitchen area and WC) Double Entrance doors opening onto High Street. Serving area and door through to:
KITCHEN AREA	Door through to:
STAFF WC	
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Electricity, Water, and Drainage is connected to the property.
VIEWING	Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139
What3Words:	///escalated.claps.buzzer
PROOF OF FUNDING	We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).
MONEY LAUNDERING	Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.
GENERAL	All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

EPC

On Order

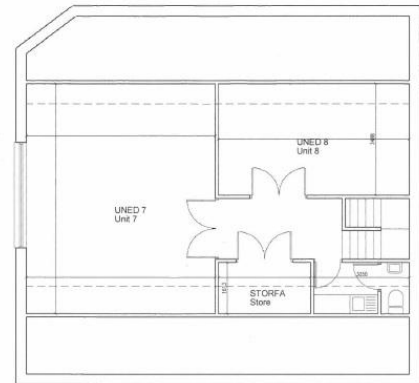
PLAN

A230858 to change the use of the property from an Amusement Arcade to Retail A1

A230858 - Proposed Change to Retail A1



LLAWR GWAELOD
Ground Floor



LLAWR CYNTAF
First Floor







