12 GREAT DARKGATE STREET
ABERYSTWYTH
CEREDIGION
SY23 1DE

- **PROMINENT RETAIL UNIT ON GREAT DARKGATE STREET, ABERYSTWYTH'S PRINCIPAL SHOPPING LOCATION**
- **APPROX. 470 SQ FT GROUND FLOOR SALES AREA WITH ATTRACTIVE WINDOW FRONTAGE**
- **EXCELLENT VISIBILITY TO HIGH PEDESTRIAN AND VEHICULAR FOOTFALL**
- **USEFUL CELLAR, KITCHENETTE AND STAFF TOILET FACILITIES**
- **AVAILABLE IMMEDIATELY ON A NEW LEASE**

Ground Floor Retail Unit to Let – Great Darkgate Street, Aberystwyth
Available immediately on a new lease

A prominently positioned retail shop unit located on Great Darkgate Street, Aberystwyth's principal shopping thoroughfare. This well-presented property offers an excellent opportunity to establish a presence in the town's busiest and most sought-after commercial locations.

The ground floor unit provides approximately 470 sq ft of well-proportioned retail accommodation with a prominent window frontage, ensuring excellent visibility to both pedestrian and vehicular traffic. Ancillary Basement storage area. Kitchenette and staff Cloakroom facilities currently being created.

The unit is available soon and represents a rare opportunity to secure space in a thriving town-centre retail environment.

Location
Great Darkgate Street (Welsh: *Y Stryd Fawr*) is Aberystwyth's main commercial spine and one of the town's most prominent and historic streets. Running through the heart of the town centre, it serves as a key hub for retail, business, and community life.
The street benefits from high footfall and excellent connectivity, linking the university, seafront, and market areas. Surrounding occupiers include a strong mix of national retailers and independent businesses, creating a vibrant trading environment.

Nearby national occupiers include HSBC, Nationwide, Santander, Poundland, Greggs, Crew Clothing, New Look, Caffè Nero, Specsavers, Boots Opticians, Waterstones, and Accessorize, alongside numerous established independent retailers.

RENT	£15,000 per annum, subject to consideration.
TERMS	The property is being offered subject to agreeing terms, based on the advertised annual rental figure, on a brand-new lease.

ACCOMMODATION – of approximate dimensions:

SHOP UNIT	**28'1 x 17'7** Two large display windows to front, integral spotlighting, tiled floor and door through to:
REAR HALLWAY	Side entrance door, convector heater and doorway to: A private Kitchenette and Cloakroom facilities will be created within the Rear Hallway
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