



**28 EASTGATE STREET  
ABERYSTWYTH  
CEREDIGION  
SY23 2AR**



- **PRIME GROUND FLOOR RETAIL UNIT AVAILABLE IN A PROMINENT POSITION ON EASTGATE STREET, ABERYSTWYTH.**
- **CURRENTLY BEING FULLY MODERNISED TO PROVIDE ATTRACTIVE, HIGH-QUALITY RETAIL ACCOMMODATION.**
- **EXCELLENT VISIBILITY WITH A WIDE FRONTAGE AND LARGE DISPLAY WINDOWS IDEAL FOR SHOWCASING PRODUCTS.**
- **FLEXIBLE LEASE TERMS AVAILABLE, WITH OCCUPATION ANTICIPATED FROM MID-AUGUST 2026.**
- **LOCATED IN A BUSY COMMERCIAL AREA WITH STRONG FOOTFALL, CLOSE TO LOCAL AMENITIES.**

### **To Let – Prominent Ground Floor Retail Premises in the Heart of Aberystwyth**

Available on a brand-new lease, this attractive ground floor retail unit is currently undergoing a comprehensive programme of modernisation, creating an excellent opportunity for a variety of retail occupiers seeking high-quality premises in a thriving coastal town.

The property benefits from an impressive street presence, featuring a wide frontage and large display windows that provide excellent visibility and natural light, making it ideal for showcasing products and attracting passing trade. Lease terms are flexible and available by negotiation. The premises are expected to be ready for occupation from mid-August 2026.

The retail unit on offer and currently being created will provide approximately 755 sq ft of accommodation. An additional 777 sq ft of retail space to the rear of the premises may also be available. Furthermore, a further 920 sq ft on the first floor can be made available if required. Both the rear ground floor area and the first-floor accommodation are offered separately by negotiation.

Situated on Eastgate Street, one of Aberystwyth's established commercial thoroughfares, the property occupies a busy secondary trading position surrounded by a diverse mix of professional practices, independent retailers, cafés, beauty and wellbeing businesses, and other local enterprises. The location enjoys strong pedestrian activity and is conveniently positioned within easy walking distance of the town centre, seafront promenade, railway station, and a wide range of amenities.

Aberystwyth is the principal commercial, educational, and administrative centre for Mid Wales, serving a substantial catchment area that extends well beyond the town itself. Home to the renowned Aberystwyth University and the National Library of Wales, the town benefits from a vibrant year-round population comprising residents, students, professionals, and visitors. Its attractive Victorian seafront, thriving independent business community, cultural attractions, and strong tourism sector contribute to a dynamic local economy, making it an appealing destination for both established and emerging businesses.

Early viewing is highly recommended to fully appreciate the property's potential and secure this excellent leasing opportunity.

**RENT** £16,500 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. A deposit of six months' rent will be payable upon completion of any lease, which will be returned to the tenant, subject to conditions at the end of the term. The rent cannot be offset by the deposit.

### **ACCOMMODATION – of approximate dimensions:**

**SHOP UNIT** **43' x 17'6**

Having two large display windows to the front and a separate and additional side entrance door. A kitchenette and cloakroom will also be created.



As previously mentioned, further space may be available by separate negotiation and comprises of:

**OPTION 1**

**REAR SHOP AREA      37' x 21' max dimensions**

Windows to the side and door leading to

**ENCLOSED REAR YARD**



**OPTION TWO**

**FIRST FLOOR AREA      46' x 20' max dimensions**

Measurements include a small Office space





**PROOF OF FUNDING** We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).

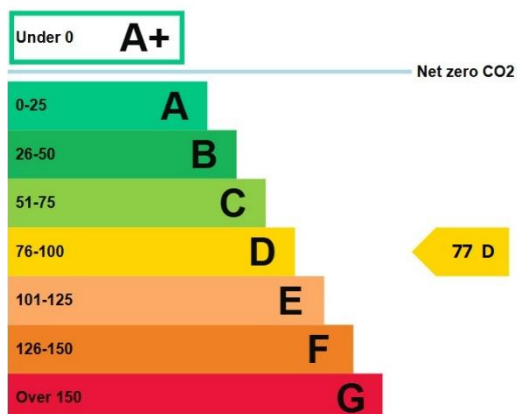
**MONEY LAUNDERING** Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.

**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

This property's energy rating is D.



|                                        |                          |               |
|----------------------------------------|--------------------------|---------------|
| 28 Eastgate<br>ABERYSTWYTH<br>SY23 2AR |                          | Energy rating |
|                                        |                          | D             |
| Valid until                            | Certificate number       |               |
| 23 January 2035                        | 8016-8830-6140-8555-0076 |               |

