



Cyngor Sir
CEREDIGION
County Council

TO LET

8 - 10 North Parade

Aberystwyth

SY23 2ND

Rental £44,000 p.a.



Lease Term Proposed 10 Years (Negotiable)

**Yr Adain Ystadau/The Estates Section
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Description

A spacious ground floor retail premises with frontage onto North Parade. Main retail area with various rooms to the rear.

North Parade is a busy location within the University and Harbour Town of Aberystwyth.

Properties located within the immediate vicinity are occupied by Natwest Bank, Santander, Boots Opticians, Tui Travel, Tesco Express, Polly, Vodafone and J D Sports. The station, promenade and beach are within a short distance.

GROUND FLOOR ACCOMMODATION COMPRISES

Front entrance twin doors leading to

Main Retail

Area 18.4 m x 8.5 m 10m max There are four pillars located within this area.
Door to meter box. Doors to Room 1, to rear hall and to

Rear

Reception 8.89 m x 2 m 2.8 m max

Room 1 2.8 m x 2.3 m Accessed via main retail area.

Room 2 4.24 m x 2.5 m Door to

Rear Reception

Area and

Room 3 10 m x 1.9 m and 7.5 m x 4.7 m Sink, skylights and door leading back to rear reception area with further doors to

Room 4 2.5 m x 2.6 m Kitchenette.

Room 5 2.5 m x 1.9 m

Room 6 2.2 m x 1.9 m

Inner Hall Fire Exit door and doors to

Gents w.c.

Ladies w.c.

Services: Mains Electricity, Water and Drainage.

Tenure: Leasehold

FRI Terms.

(Proposed 10 year term negotiable)

(5 yearly upward only rent reviews)

Excluded from Part II of the Landlord and Tenant Act 1954

Local Authority: Ceredigion.

Rateable Value: £44,500 as at 2024.

All dimensions are approximate and are for information purposes only.



EPC ORDERED



Notice

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- 2. All statements contained in these particulars as to this property are made without responsibility on the part of Ceredigion County Council**
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