



TO LET ON NEW LEASE

Prime former Bakery retail shop with kitchen & storage. Extending in all to approximately 1119 sq.ft. (103.9m²)

**9 OWAIN GLYNDWR SQUARE
ABERYSTWYTH SY23 2JH**



The premises is located in the heart of the Town fronting a deep pavement between the prime shopping area of Great Darkgate Street and the junction of the retail area of Terrace road. National retailers in close proximity are Tui, 3 phone shops, Barclays Bank, NatWest, Santander and Boots Optician.

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS (01970) 617179

Email: property-sales@raw-rees.co.uk

Website: www.raw-rees.co.uk

9 OWAIN GLYNDWR SQUARE, ABERYSTWYTH SY23 2JH

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyers are advised to obtain verification from their solicitor or surveyor.

MAIN RETAIL AREA: 26' deep x 12' max width.
Shop frontage 10'

Floor Description	Area m²/unit
Ground Retail Zone A	26.76
Ground Retail Zone B	14.03
Ground storage	31.43
Ground Internal Storage	6.53
Ground cold store	5.13
Ground Internal storage	20.1

SERVICES: Mains electric & water.

RATEABLE VALUE £17,750

LENGTH OF LEASE: Negotiable.

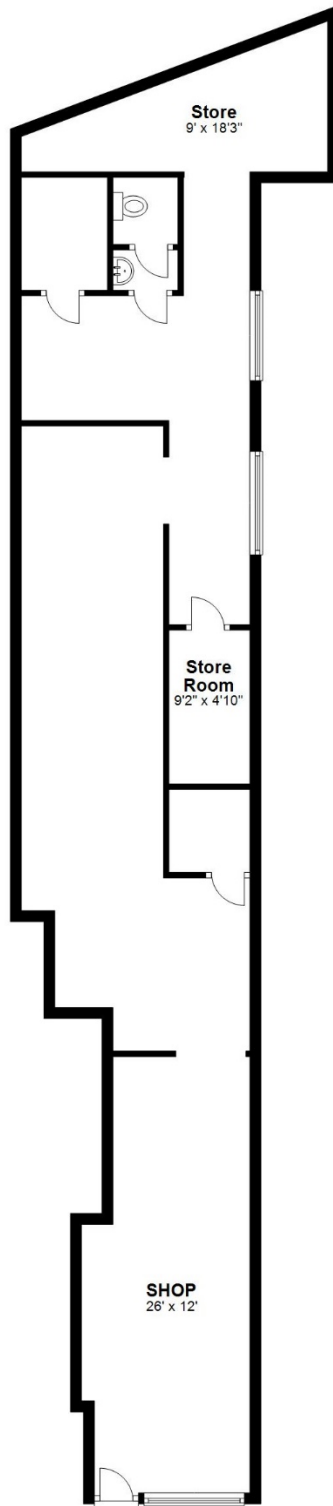
VIEWING: **Via agent's office:-**

Jim Raw-Rees & co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS

(01970) 617179
24 hour answer phone

RENT: **£12,000 p.a.**

Ground Floor



Floor plan for identification purposes only, accuracy not guaranteed

JIM RAW-REES & CO.

1 CHALYBEATE STREET, ABERYSTWYTH. SY23 1HS

(0970) 617179

VALUERS-SURVEYORS-ESTATE AGENTS-AUCTIONEERS



<p>SUBJECT</p> <p>DATE:</p>	<p>FOR IDENTIFICATION PURPOSES ONLY-ACCURACY NOT GUARANTEED</p>	<p>REPRODUCED WITH THE PERMISSION OF H.M. STATIONERY OFFICE CROWN COPYRIGHT</p>
-----------------------------	---	---