



A DIVISION OF JIM RAW-REES & CO.

TO LET ON NEW LEASE OR POSSIBLE SALE

**TOWN CENTRE
BAR-RESTAURANT FUNCTION ROOM WITH 75 COVERS
Imposing premises. Well established use.**

**TALBOT BAR & RESTAURANT
MARKET STREET
ABERYSTWYTH SY23 1DL**



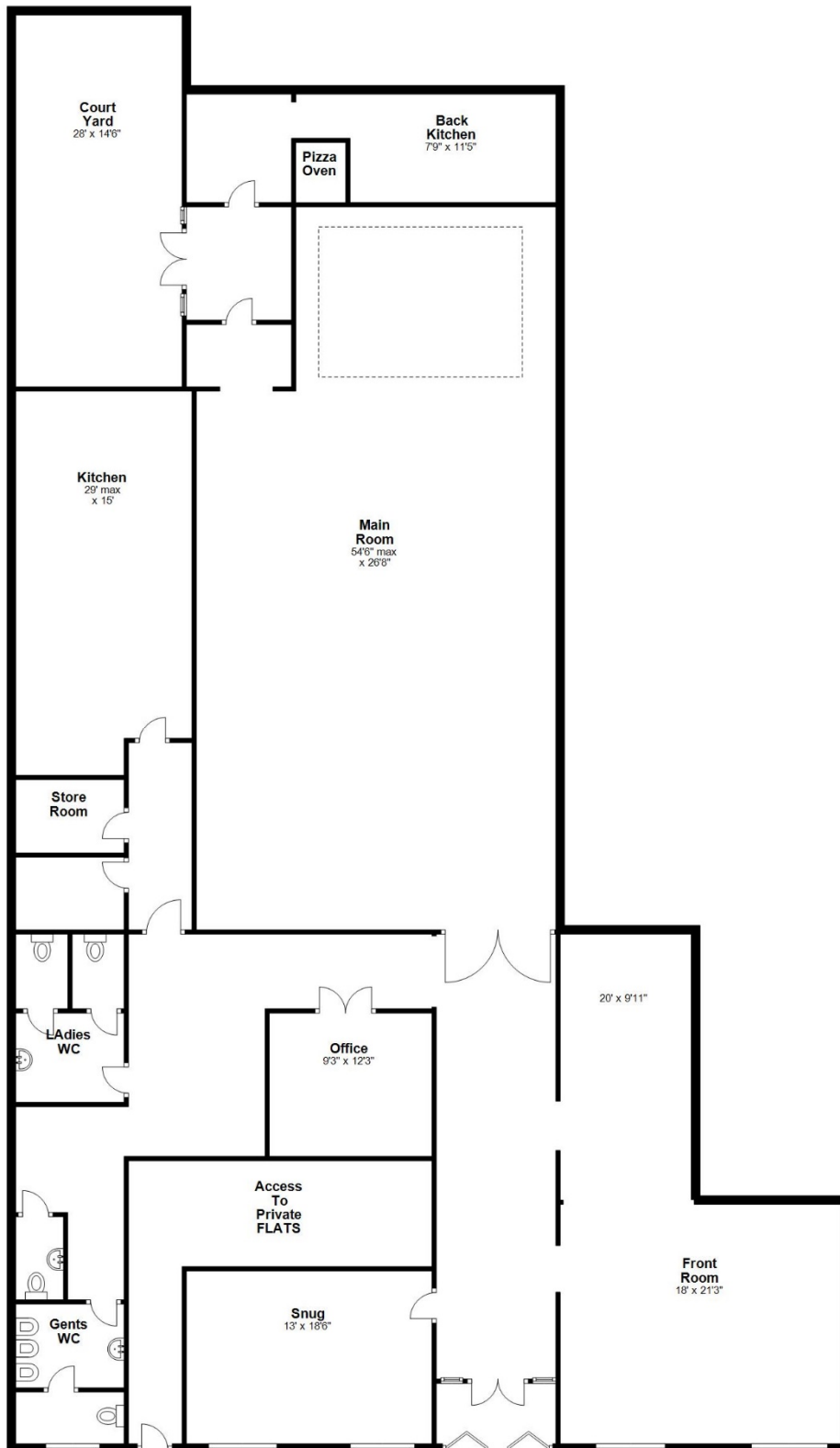
The imposing business licenced premises has spacious light rooms with tall ceilings is a blank canvas for fit out. The premises extends to the ground floor and walled rear courtyard and spacious cellar

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

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

Website: www.raw-rees.co.uk

Talbot Bar & Restaurant, Market Street, Aberystwyth SY23 1DL



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

SERVICES: Mains electric, gas, water & drainage

EER: C/60

RATEABLE VALUE £24,500

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: **£25,000 per annum**
Would consider sale