



A DIVISION OF JIM RAW-REES & CO.

TO LET ON NEW LEASE

Approximtlly 1,000 sq.ft. Self-contained First Floor Modern Office Suite with 2 parking spaces.

**UNIT 3 OFFICE SUITE
ALEXANDRA ROAD
ABERYSTWYTH SY23 1LN**



LOCATION

Prominently situated fronting Alexandra Road being one of the main thoroughfares around the Town. Located over Domino's pizza.

To the opposite side of the street is the former station yard retail area with traders such as Argos, Lidl & Mountain Warehouse, Rheidol Retail Park with ample parking facilities plus a new bus terminal.

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS (01970) 617179
Email: property-sales@raw-rees.co.uk Website: www.raw-rees.co.uk

Unit 3 Alexandra Road ABERYSTWYTH

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.

GROUND FLOOR

Front access onto Alexandra road and rear door access to car park. Central hall with communal staircase to:-

FIRST FLOOR

LANDING:

THE SUITE

RECEPTION:

7'6 x 19' (2.31m x 5.79m)

Front window. Florescent lighting.

FRONT OFFICE 1:

13' x 15'3 (3.96m x 4.66m)

2 front windows. 4x double florescent lights.



FRONT OFFICE 2:

8'6 x 15'3 (2.62m x 4.66m)

Front window



REAR OFFICE 3:

22'6 x 15'3 (6.88m x 4.66m)

3 rear windows. 4 x double florescent lights.



LOBBY:

6'2 x 11'10 (1.88m x 3.38m)

Rear window

KITCHEN:

9 x 5'6 (2.74m x 1.70m)

Work surface with inset single drainer
stales steel sink unit with cold tap and
auxiliary hot water heater.



TOILET:

Low flush w.c.: Pedestal wash hand
basin:

OUTSIDE

Two rear car parking spaces

SERVICES:

Mains electric, water & drainage.

RATEABLE VALUE:

£7,900

TERMS:

Long lease available. Tenant
responsible for all repairs and
insurance payments. Rent reviewable
every 5 years.

NOTE:

Ingoing tenant responsible for
Landlords Legal Costs

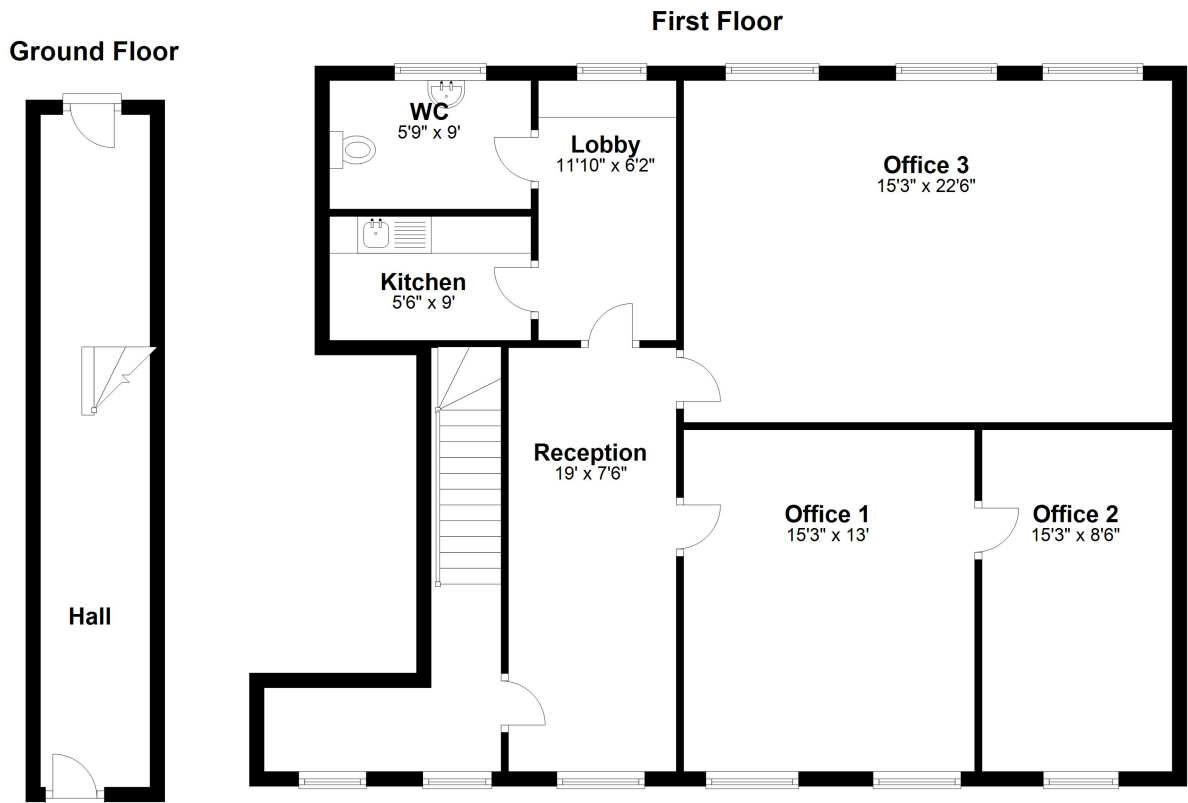
VIEWINGS:

Through agent's office:

Jim Raw-Rees & Co.,
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS

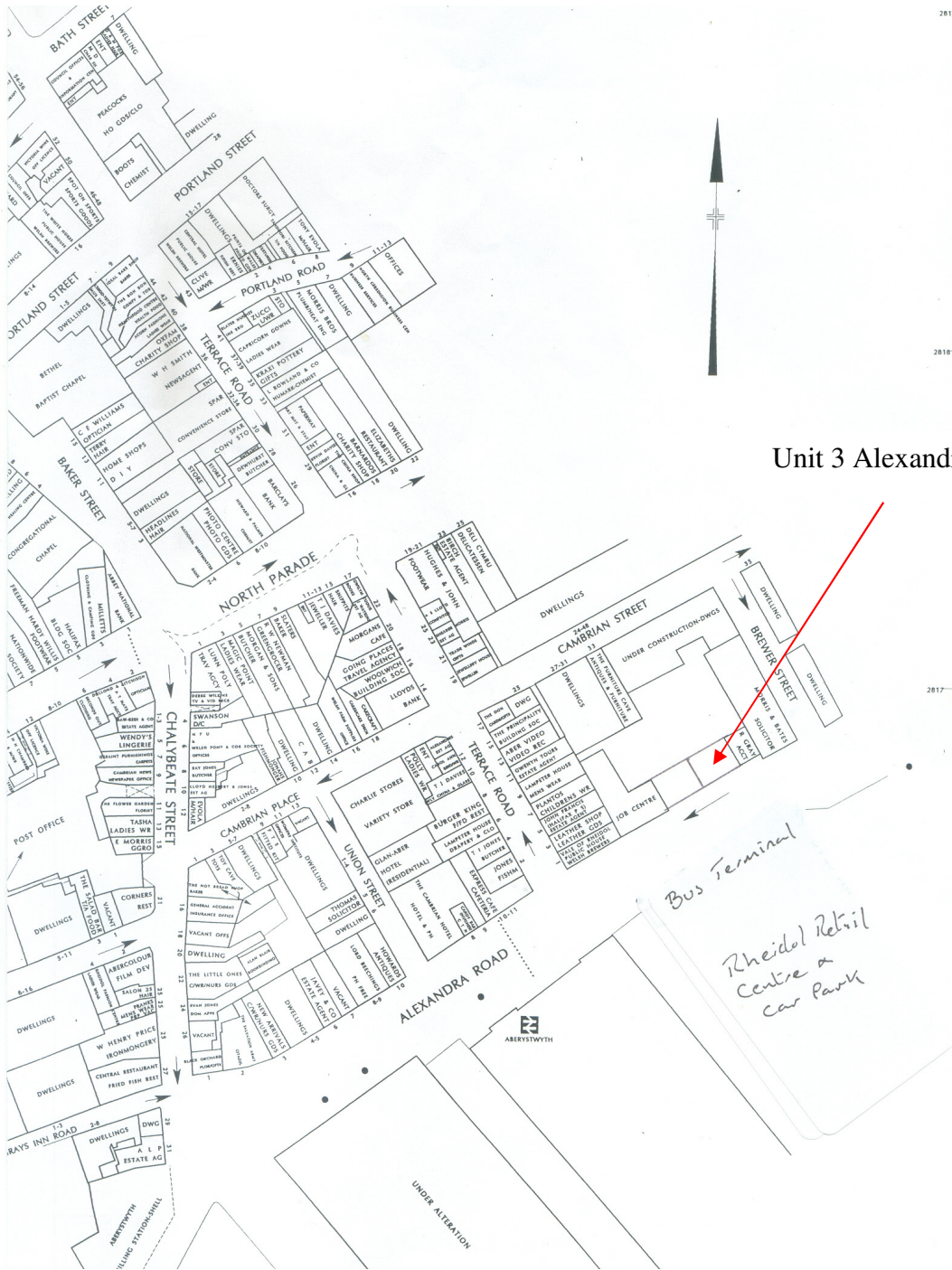
RENT:

£10,000 per annum



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.





Unit 3 Alexandra Road

Bus Terminal

Rheidol Retail Centre & Car Park

2819
2818
2817