



TO LET ON NEW LEASE

Lock-up self contained shop 345 sq ft: Currently rates are not payable on this shop

**7 EASTGATE STREET
ABERYSTWYTH SY23 2AR**



The property is prominently located to a busy mix secondary retail street of local traders comprising a mixture of business users, Retail, Office, Restaurants and Public Houses. Eastgate Street is one of the main one-way thoroughfare within Aberystwyth Town Centre.

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

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

(01970) 617179

Website: www.raw-rees.co.uk

7 Eastgate Street Aberystwyth

JUP10479/140219

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.

COMMUNAL ENTRANCE

RETAIL SHOP



**13'4 wide max x 22' depth max
(4.06m wide max x 6.70m depth
max)**

Display Window: 6' x 2'9

REAR ROOM



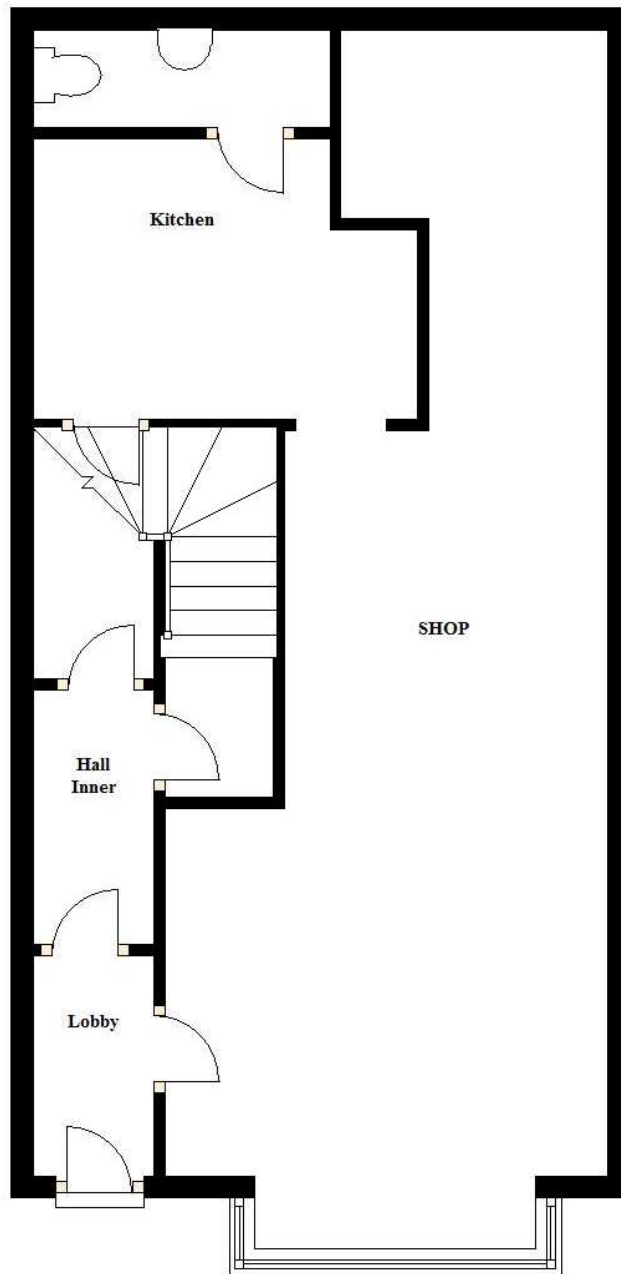
**'L' shaped 8' x 11'6 max ('L'
shaped 2.44m x 3.51m max)
i.e. 5 x 6 plus 8 x 5'6**

KITCHEN AREA



**Single drainer stainless steel sink
unit.**

TOILET	Low flush WC Central heating radiator: Velux window.
SERVICES:	Mains electric, water, drainage
RATEABLE VALUE:	£5,100 p.a.
LEASE:	Available on 3 year lease, tenant responsible for all internal repairs, contribution of annual building insurance and glass display window.
VIEWINGS:	Through agent's office: - Jim Raw-Rees & Co., 1 Chalybeate Street Aberystwyth Ceredigion. SY23 1HS (01970) 617179 24hour answer phone
RENTAL:	£150 p.w. (£7,800 p.a.)

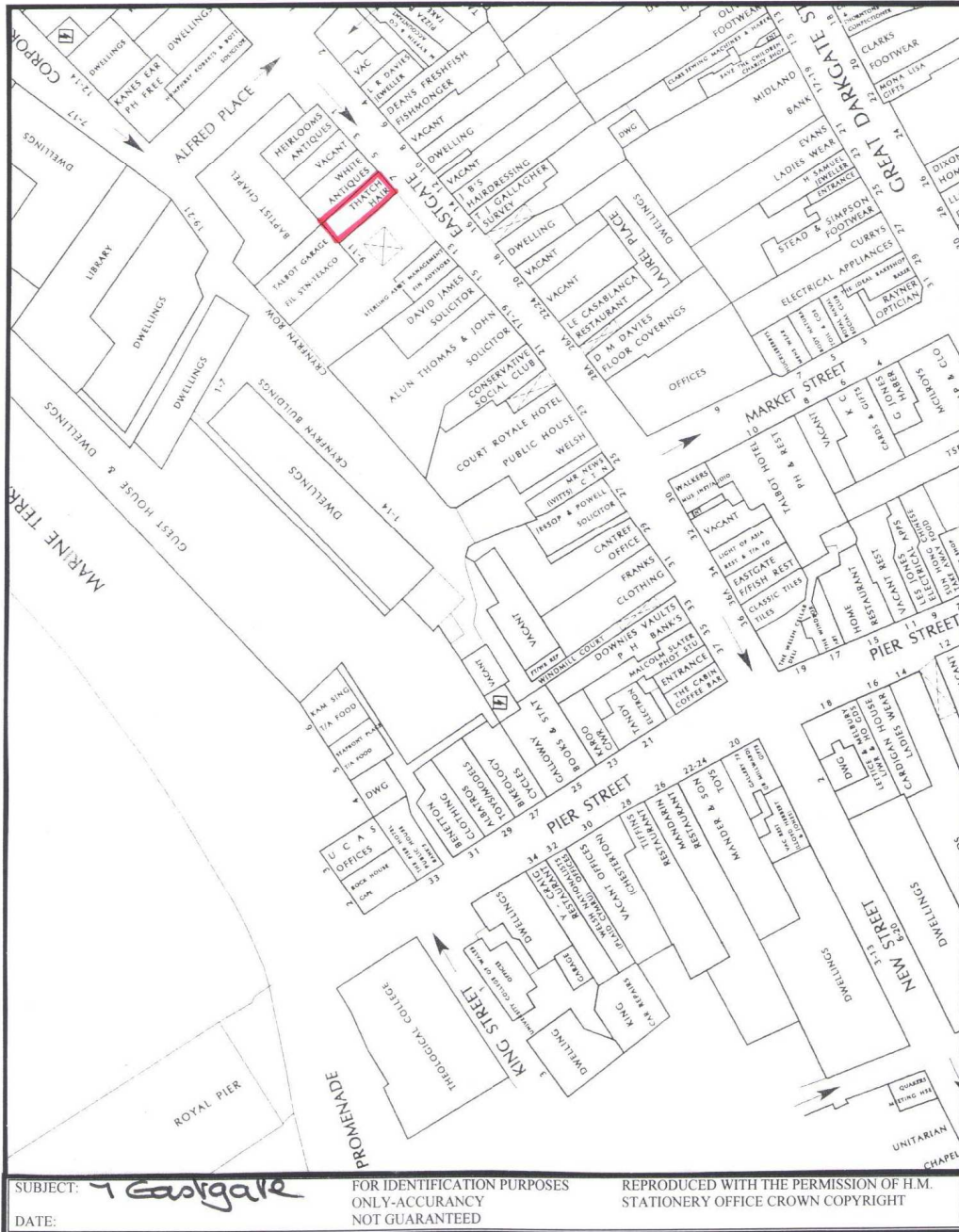


Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.



JIM RAW-REES & CO.,

1 CHALYBEATE STREET, ABERYSTWYTH, SY23 1HS
 (01970) 617179 www.raw-rees.co.uk
 VALUERS-SURVEYORS-ESTATE AGENTS-AUCTIONEERS



SUBJECT: *7 Eastgate*
 DATE:

FOR IDENTIFICATION PURPOSES
 ONLY-ACCURACY
 NOT GUARANTEED

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