



**TO LET ON NEW LEASE**

**167 sq.ft. lock-up shop.**

**Recently refurbished in excellent cosmetic order with large basement area of 330 sq.ft. Formerly Hairdressers/Barbers.**

**25A CHALYBEATE STREET  
ABERYSTWYTH SY23 1HX**



Chalybeate Street is the main street from the M&S, Tesco multi storey car park to the prime shopping centre of Great Darkgate Street. An excellent trading street with good foot flow yet affordable rentals.

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

**Email: [property-sales@raw-rees.co.uk](mailto:property-sales@raw-rees.co.uk)**

**Website: [www.raw-rees.co.uk](http://www.raw-rees.co.uk)**

## **25A CHALYBEATE STREET, ABERYSTWYTH SY23 1HX**

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.

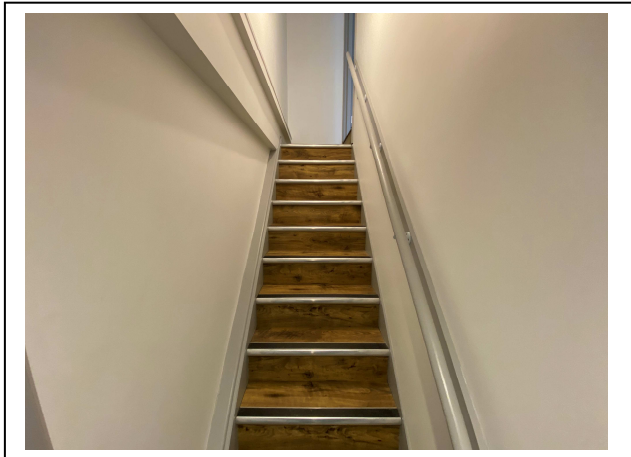
### **SHOP**



**15'5 x 10'7 (4.72m x 3.26m)**

Full height glazed door with side glass panels. Wood effect vinyl floor. ½ panelled walls. Electric panelled radiator. Abundance of electric sockets. Inset ceiling lights. Corner counter area.

### **BASEMENT**



Approached down a staircase with wood effect treads and risers, non-slip

### **TREATMENT ROOM:**



**13'6 x 10' (4.14m x 3.04m)**

Non slip floor covering. ½ panelled walls. Electric central heating radiator. Inset ceiling lighting. Fitted under staircase cupboard housing hot water tank, shelving.

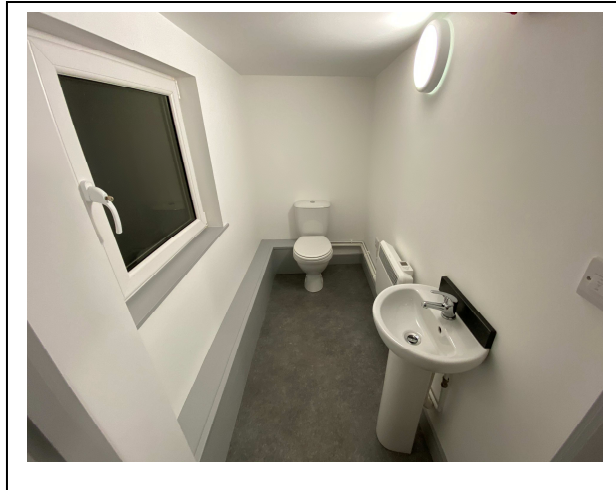
**REST ROOM:**



**13'6 x 15'7 (4.14m x 4.78m)**

Modern fitted base units with inset single drainer stainless steel sink unit. Electric panel radiator.

**TOILET:**



Low flush WC: Pedestal wash and basin.  
Electric panel radiator.

**SERVICES:**

Mains electric, water & drainage.

**RATEABLE VALUE:**

£3,400

**VIEWING:**

Via agent's office:-

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

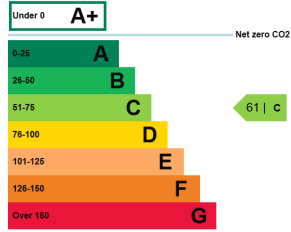
(01970) 617179  
24 hour answer phone

**RENT:**

**£7,000 p.a (£583.33 pcm)**

### Energy efficiency rating for this property

This property's current energy rating is C.

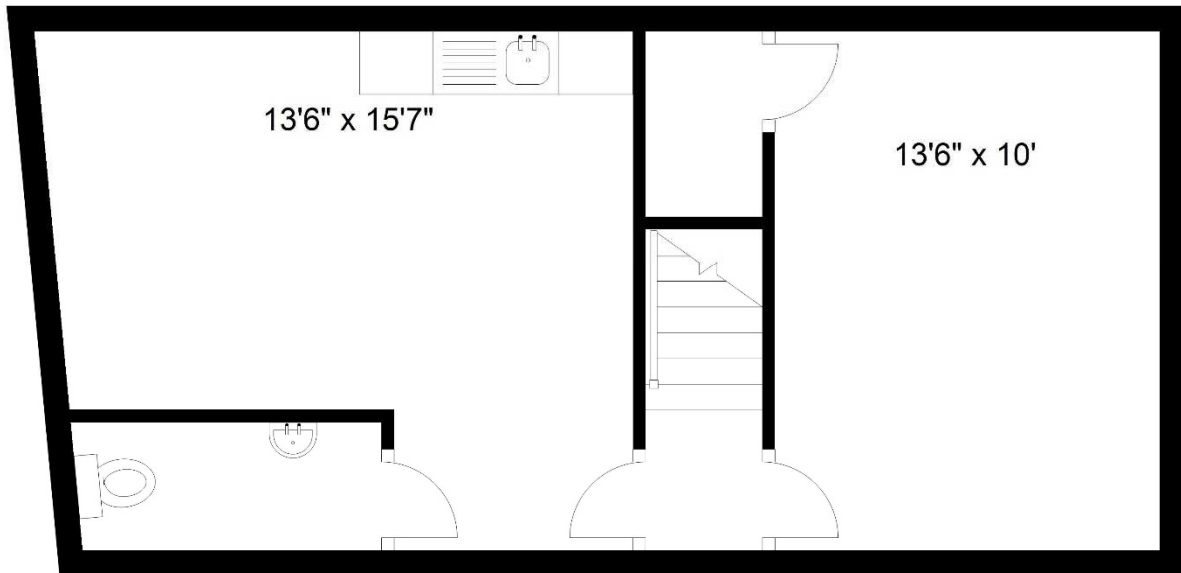


Properties are given a rating from A+ (most efficient) to G (least efficient).  
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## Ground Floor



## Basement



Floor plan for illustration purposes only, accuracy not guaranteed.

# JIM RAW-REES & CO.

1 CHALYBEATE STREET, ABERYSTWYTH. SY23 1HS

(0970) 617179

VALUERS-SURVEYORS-ESTATE AGENTS-AUCTIONEERS



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DATE:		