



TO LET ON NEW LEASE

**UNIT 6 YR HEN YSGOL GYMRAEG
ALEXANRA ROAD
ABERYSTWYTH SY23 1LF**

**Internal area 2425 sqft. Unit plus 1645 outside seating area.
The unit forms part of a 'Courtyard Style' development which currently
boasts Yr Athro Lounge & Bar Riviera with a tree lined walkthrough from
the train station side to Park Avenue which fronts onto the Tesco & Marks
& Spencer development.**



Aberystwyth is a lively coastal town located on Cardigan Bay, it is the largest town within Ceredigion with a district population of approximately 75,000 (focus).

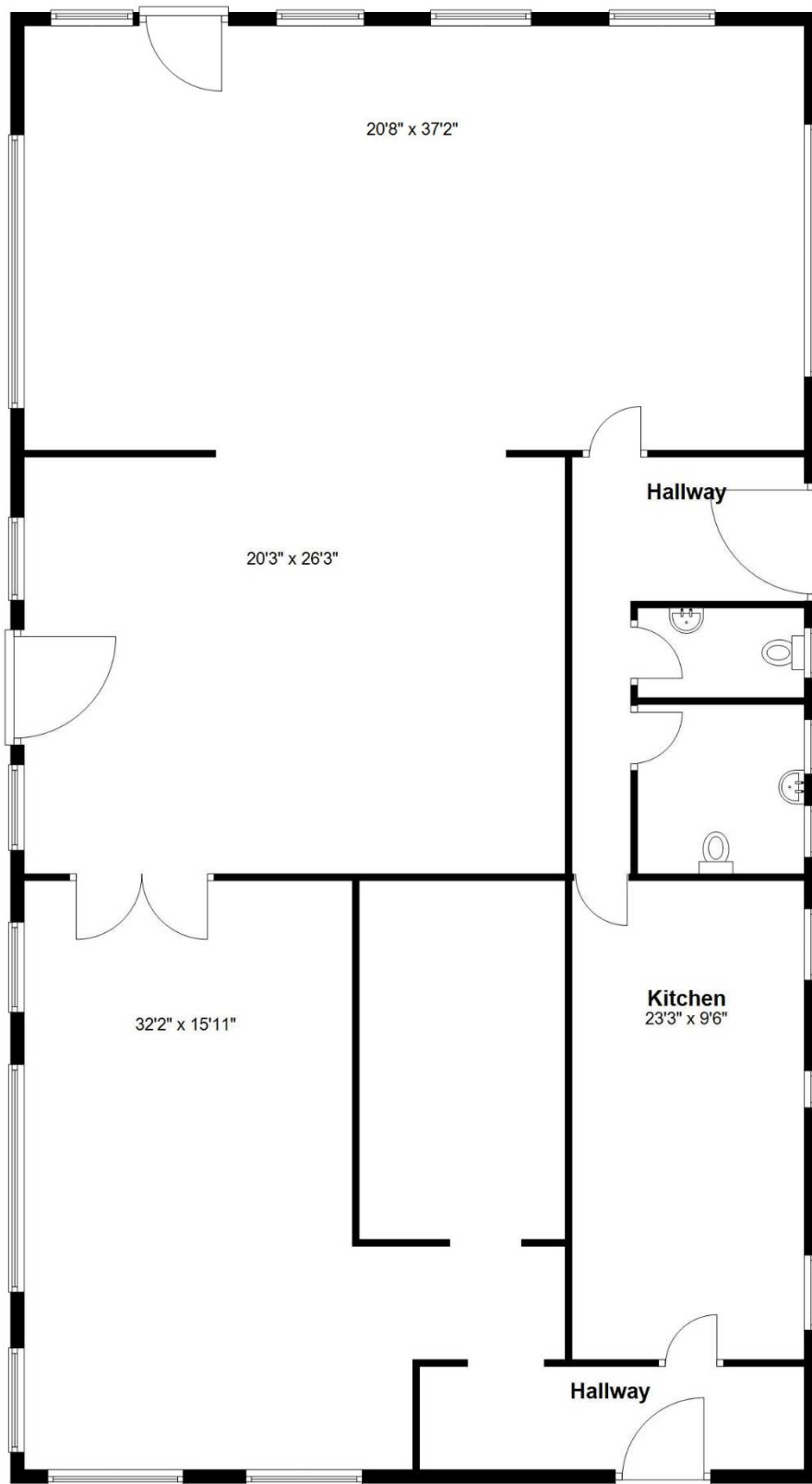
The Hen Ysgol Gymraeg Leisure Quarter, **Listed**, is located adjacent to Aberystwyth Railway Station, directly opposite the 108,000 sq.ft. Tesco and Marks & Spencer development which offers 500 car parking spaces. Nearby the Rheidol Retail Park occupiers are Matalan, Pets at Home, Iceland and Home Bargains.

Aberystwyth has an affluent captive demographic with the majority of the population falling within the 16-24 age group and economically active in full time employment. The population is then bolstered by a student population in excess of 14,000.

YR HEN YGOL GYMRAEG, ALEXNDRA ROAD ABERYSTWYTH

TERMS:	The Unit is available on the basis of new effective full repairing and insuring terms with upwards only rent reviews Incentive packages are available subject to covenant strength and terms Unit 6 is be provided in a shell specification with services to a cap.
SERVICE YARD	Private car parking spaces.
VAT	VAT will be charged on the rent.
EPC	D/100
RATES	To be assessed
PLANNING	Detailed planning permission has been granted for the development. This Unit has A1/A2 Retail and Financial/Professional Services
RENTAL	£55,000 per annum plus VAT

Ground Floor



Floor plan for illustration purposes only, accuracy not guaranteed



