



CENTRAL ABERYSTWYTH TOWN

Modern First Floor Office Suite 228m² (2450 sq.ft.) with disabled chair lift.

**40/46 GREAT DARKGATE STREET
ABERYSTWYTH SY23 1DE**



Prominently located to a corner location overlooking Town Centre Clock Square at the top of the prime shopping street, aspect down Pier Street to the promenade. Minutes' walk from car parks, bus & rail terminals.

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS
Email: property-sales@raw-rees.co.uk

(01970) 617179
Website: www.raw-rees.co.uk

40-46 Great Darkgate Street, Aberystwyth SY23 1DE

ACCOMMODATION

GROUND FLOOR: accessed via double doors from Bridge Street up a wide single flight staircase with disabled lift.

FIRST FLOOR Entrance lobby to corridor

MEETING ROOM (front):	47.8 m²
OFFICE 1 (Front):	10.9m²
OFFICE 2 (corner)	11.7m²
OFFICE 3	11.2 m²
OFFICE 4	21.5m²
OFFICE 5	11.5m²
DISABLED WC	
STORE ROOM:	

INNER CORRIDOR TO:-

CONSULTING ROOM 1	17.9m²
CONSULTING ROOM 2	8.7m²
KITCHEN	9.3m²
TWO TOILETS	

LEASE TERMS: Negotiable subject to a minimum 3 year lease

SERVICES: Mains electric, gas, water & drainage.

EER: E/102

RATEABLE VALUE: £18,750

VIEWING **Via agent's offices:-**
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

RENT: **£12,500 per annum**



1 EXISTING GROUND FLOOR ENTRANCE
scale 1:50



2 EXISTING FIRST FLOOR PLAN
scale 1:50

Important Note:
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Rev	By	Checked By	Date
1	AS	AS	01/08/20
2	AS	AS	01/08/20
3	AS	AS	01/08/20
4	AS	AS	01/08/20

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