Cooke&Arkwright

To Let



15 Cambrian Place

Aberystwyth, SY23 1NT

RETAIL TO LET

5,536 sq ft

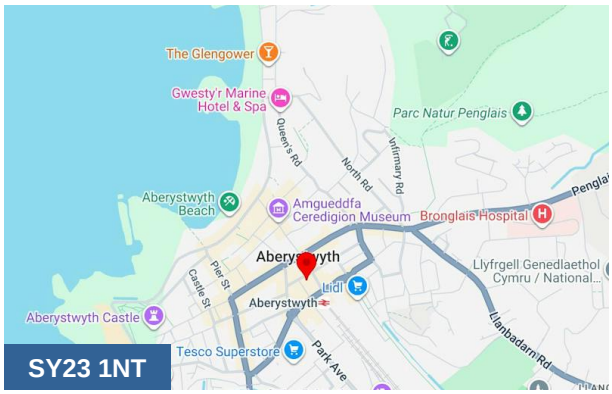
(514.31 sq m)

- Quoting Rent £20,000 PAX
- Extensive Open Plan Sales Area - 4,170 sq. ft.
- Ex Act Lease - Terms to be agreed
- Other Uses considered - Subject To Planning

15 Cambrian Place, Aberystwyth, SY23 1NT

Summary

Available Size	5,536 sq ft
Rent	£20,000 per annum
Rates Payable	£13,679.50 per annum 1st April 2026
Rateable Value	£27,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)







Location

The property occupies a prominent town centre location on Cambrian Place, positioned between Chalybeate Street and Terrace Road. Situated within the centre of Aberystwyth, a key retail and commercial centre on the West Wales coast, the property benefits from excellent accessibility, with the A44 and A487 providing connections to the wider region.

Description

The property comprises a former department store extending to 5,536 sq ft over two floors. Previously occupied by Charlies Stores, the property provides extensive retail and ancillary accommodation, benefiting from a prominent frontage and a separate rear servicing entrance off Union Street. The premises is suitable for a variety of uses, subject to planning.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - SALES	4,170	387.41
1st - Ancillary	1,366	126.91
Total	**5,536**	**514.32**

Terms

The unit is available to let on the basis of a new lease for 5 years, with a mutual break at the 3rd year, via full repairing and insuring terms, excluding the security of tenure provisions under the Landlord & Tenant Act 1954.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, the tenant will be required to provide satisfactory proof of identity at the point of agreement of heads of terms.

Planning

We understand that the property benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consent.

Viewings

By appointment via sole letting agents Cooke & Arkwright.

Viewing & Further Information



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