



Cyngor Sir
CEREDIGION
County Council

TO LET

**Former Gas Show Room
Park Avenue, Aberystwyth
SY23 1PB
Rental £21,000 p.a.**



**Lease Term Proposed 10 Years (Negotiable)
An attractive building located within a prime position
Adjacent to Tesco and Marks & Spencer**

Viewing by appointment only

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Description

A two story town building, located within a prime position adjacent to Tesco's and Marks & Spencer retail stores.

GROUND FLOOR COMPRISES

Entrance Door To

Area 1 15.7m x 5.4m Four glazed frontages facing onto Park Avenue.

Area 2 4.16m x 3.9m Located to the rear of the ground floor with door leading to rear and onto the external side access. Door leading to hall and to

Store 3.44m x 1.42m

W.C. 2.43m x 1.53m

FIRST FLOOR COMPRISES

Landing Store cupboard and door leading to Area 4 and to

Area 3 6.70m x 5.48m Access to roof space and to store measuring 2.59m x 2.38m with limited use. Windows overlooking Park Avenue. Doors either side leading to storage with limited head room.

Area 4 5.8m x 3.64m Window to rear.

Externally

The property benefits from a pedestrian rear access, which runs along the rear of the building and to one side.

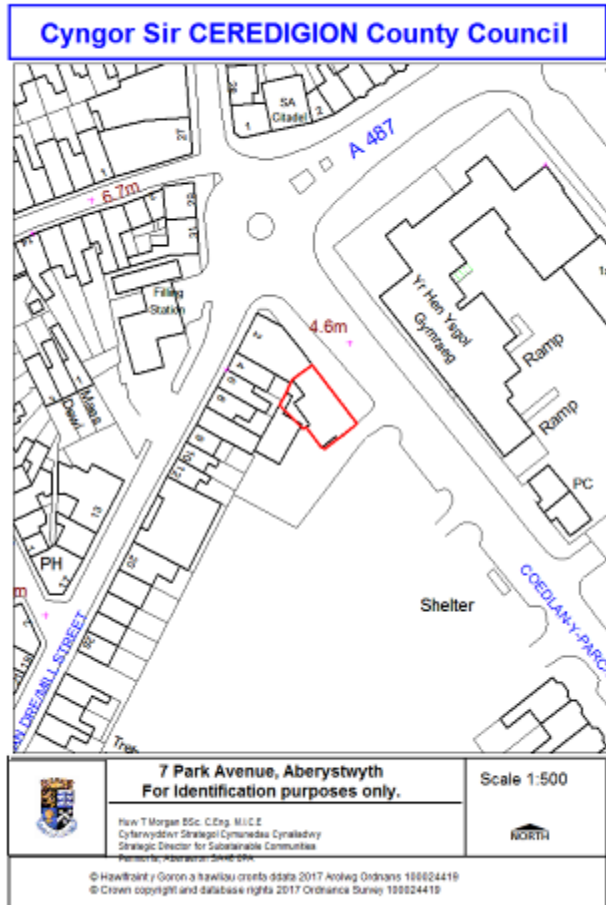
All dimensions are approximate and are for information purposes only.

Services: Mains Electricity, Water and Drainage.

Tenure: Lease Hold.

Local Authority: Ceredigion.

Rateable Value: £14,250



Notice

1. These particulars do not constitute any part of an offer or contract
2. All statements contained in these particulars as to this property are made without responsibility on the part of Ceredigion County Council
3. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.
4. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.