

YSTWYTH RETAIL PARK ABERYSTWYTH

Park Avenue, Aberystwyth SY23 1PG

TESCO

M&S

home bargains

PEACOCKS

To Let

pets at home

MATALAN

5,224 sq ft unit To Let
May Split (subject to planning)

T.J.D.L.

Iceland

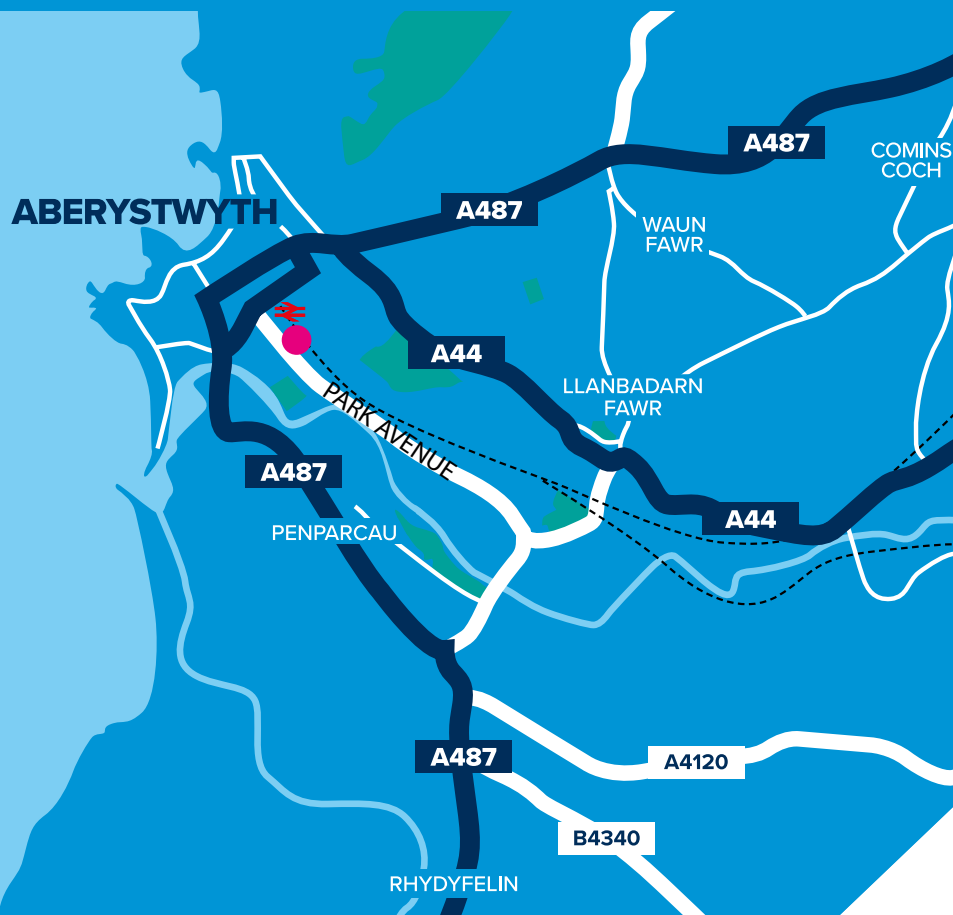
Argos

RHEIDOL
RETAIL
PARK



LOCATION

Adjacent to town centre on Park Avenue, opposite new Tesco and M&S. SatNav reference SY23 1PG.



Aberystwyth is the principal holiday resort and administrative centre of the west coast of Wales. It is also home to the University of Wales Aberystwyth and the National Library.

Aberystwyth is a University town with some seven thousand students, ensuring it is vibrant throughout the year and not just during summertime.

Yystwyth Retail Park

SCHEME SIZE

61,000 sq ft retail park.

PLANNING

Open A1 including food.

AVAILABILITY

The available unit provides an approximate GIA of **485.3 sq m (5,224 sq ft)**.

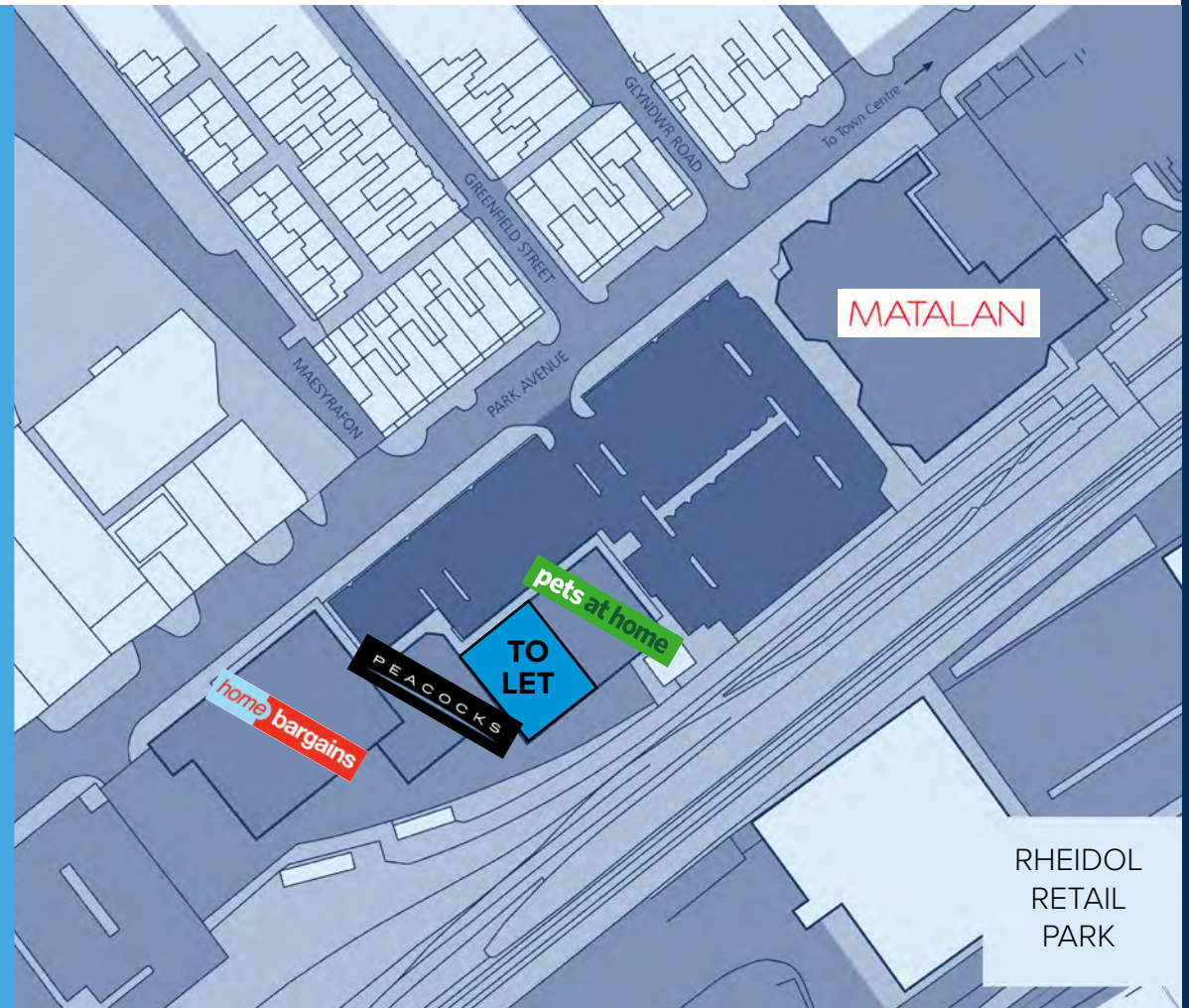
Subject to Planning, the unit may be subdivided.
Details are shown on the next page.

ENERGY PERFORMANCE CERTIFICATE

Certificate available upon request.

TERMS

Upon application

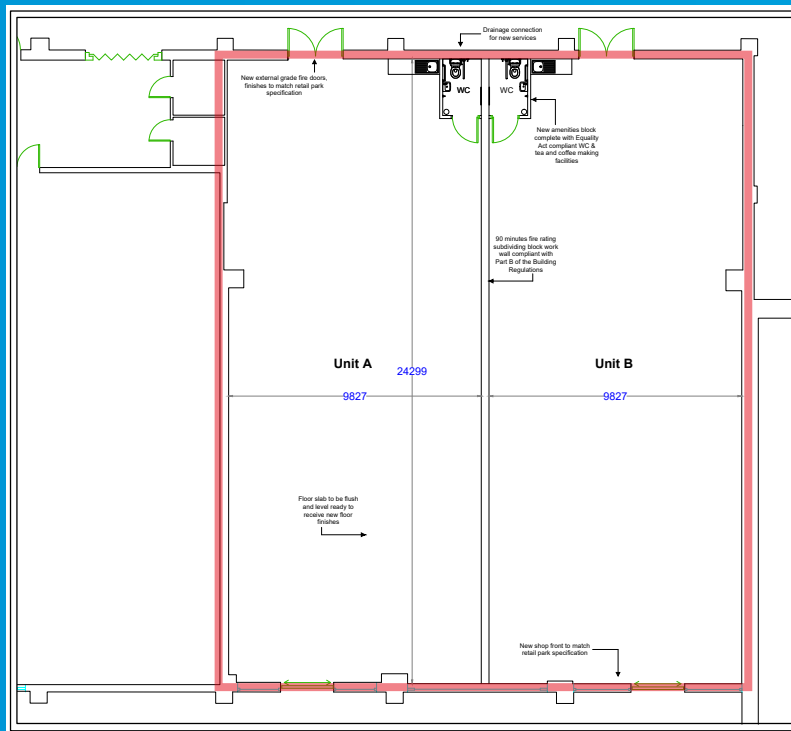


Subdivision Options (subject to Planning)

OPTION 1

Unit A 238.5 sq m (2567 sq ft)

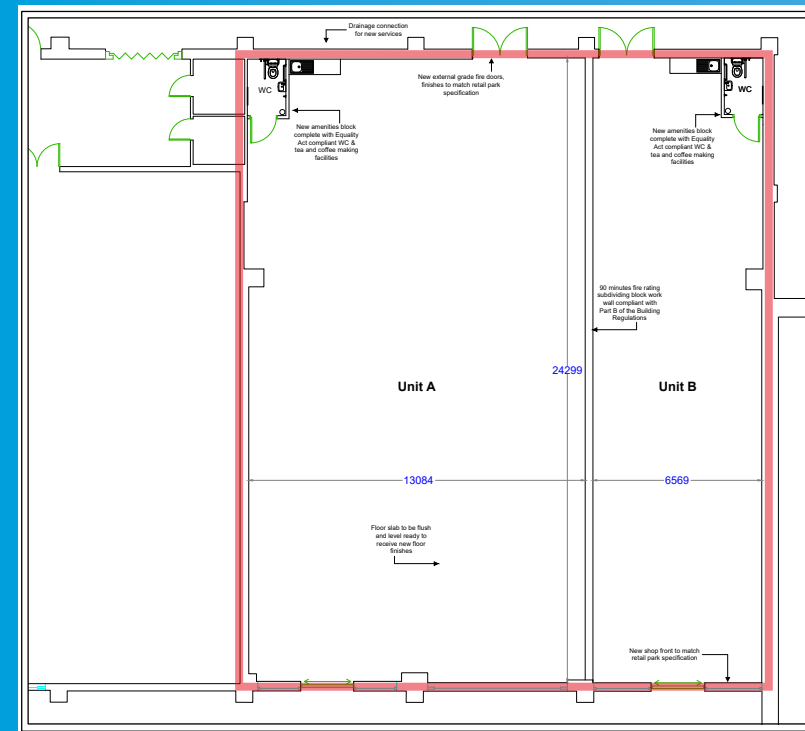
Unit B 238.8 sq m (2570 sq ft)



OPTION 2

Unit A 317.5 sq m (3417 sq ft)

Unit B 159.7 sq m (1720 sq ft)





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