

# Lot 34, 24 Great Darkgate Street, Aberystwyth,

Ceredigion SY23 1DE

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



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### Property Information

#### Freehold Retail Investment

- Entirely let to Poundland Limited
- Tenant in occupation since 2009
- Re-based rent from £130,000 pax
- Central location in attractive and historic University Market Town
- Major occupiers nearby include Tesco, Lidl, Marks and Spencer, Superdrug, JD Sports and New Look

#### Lot

34

#### Auction

30th March 2023

#### Rent

£72,500 per Annum Exclusive

#### Status

Available

#### Sector

Supermarket

#### Auction Venue

Live Streamed Auction

On Behalf of a Major Fund

#### Location

##### Miles

39 miles west of Newtown, 64 miles north of Swansea, 109 miles west of Birmingham

##### Roads

A487, A44

##### Rail

Aberystwyth Rail

##### Air

Cardiff Airport

#### Situation

Aberystwyth is an attractive university market town and popular holiday resort in Ceredigion, Mid West Wales, overlooking Cardigan Bay.

The property is situated in the heart of the town centre on the south side of Great Darkgate Street, the town's prime retail thoroughfare, approximately 200 metres from Aberystwyth Train Station. Major occupiers nearby include Tesco, Lidl, Marks and Spencer, Superdrug, JD Sports and New Look.

#### Tenure

Freehold.

#### EPC

Band C

#### Description

The property comprises retail accommodation on the ground floor with ancillary accommodation on the basement and first floor. The property benefits from rear access from Queen Street.

#### VAT

VAT is applicable to this lot.

#### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	660.50	(7,110)	POUNDLAND LIMITED (CRN 02495645) (2)	5 years from 06/12/2021 (3)	£72,500 (4)	05/12/2026
Basement	Ancillary	79.50	(856)				
First	Ancillary	630.70	(6,789)				
<b>Total Approximate Floor Area</b>		<b>1,370,70</b>	<b>(14,755)</b>			<b>£72,500</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([https://www.tax.service.gov.uk/business-rates-find/search?\\_ga=2.26686269.145687116.1676888703-583597255.1671190025](https://www.tax.service.gov.uk/business-rates-find/search?_ga=2.26686269.145687116.1676888703-583597255.1671190025)).

(2) Poundland Limited (CRN 02495645) was incorporated in April 1990 and now trades out of 779 Poundland stores throughout the United Kingdom. For the year ended 26/09/2021 Poundland Limited (CRN 02495645) reported a turnover of £1,544,694,000, a pre-tax profit of £33,478,000 and a net worth of £78,007,000 (Northrow Company Report - 22/02/2023).

(3) The lease provides for a tenant option to determine the lease on 06/12/2024 upon six months notice

(4) Rent is payable monthly in arrears

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## Contacts

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