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TO LET

Rheidol Retail Park

ABERYSTWYTH, WEST WALES

New Retail Unit of up to 24,000 (2230 sq m) over 2 levels

Open A1 planning Consent – with potential for A3 uses

Capable of Subdivision



Rheidol Retail Park

Rheidol Retail park is a well established retail destination in the heart of Aberystwyth.

- Centrally located
- Adjacent to rail station and bus station
- Gateway to town centre
- 240 space car park
- Close to high street retailing



Nearby occupiers include...



J D Wetherspoon

MATALAN



The Opportunity

[VIEW FLOOR PLANS](#)

Planning permission has been granted for a new retail unit on the successful Rheidol Retail Park of 24,000 sq ft (2230 sq m) over two levels.

There is the potential to subdivide the unit.

Open A1 planning consent has been granted with potential to incorporate A3.

The new unit will be prominently located at the front of Rheidol Retail Park, adjacent to both the bus and train stations and with 240 car parking spaces available for shoppers.



About Aberystwyth



Aberystwyth is a thriving and lively coastal town located on Cardigan Bay and is the largest town within Ceredigion with a population of approximately 13,000 with a catchment population in the region of 75,000.

The town is approximately 40 miles north of Carmarthen and 55 miles south of Bangor.

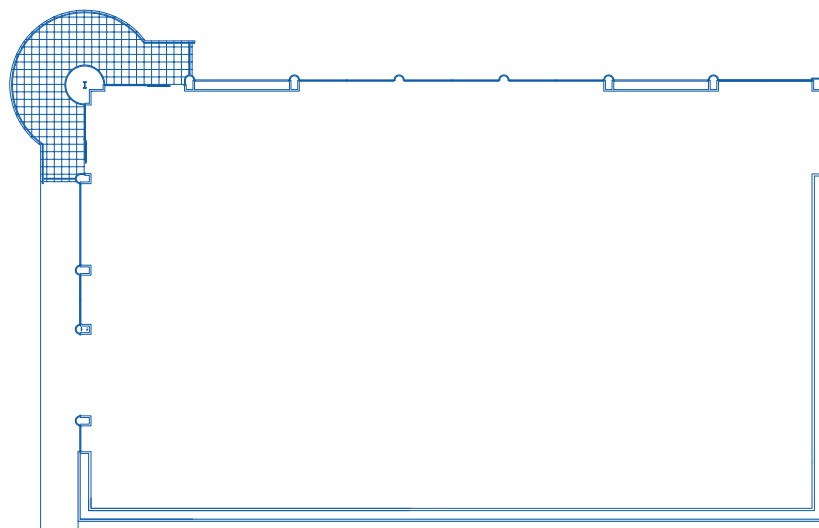
Aberystwyth is a popular tourist town and is proud to be home to both The National Library of Wales and the regional offices of the Welsh Assembly.

Aberystwyth boasts an affluent captive demographic with the majority of the population falling within the 16-24 age group and economically active in full time employment. In addition to the permanent population of the town, numbers are significantly bolstered by a full and part time student population of some 15,500 students.

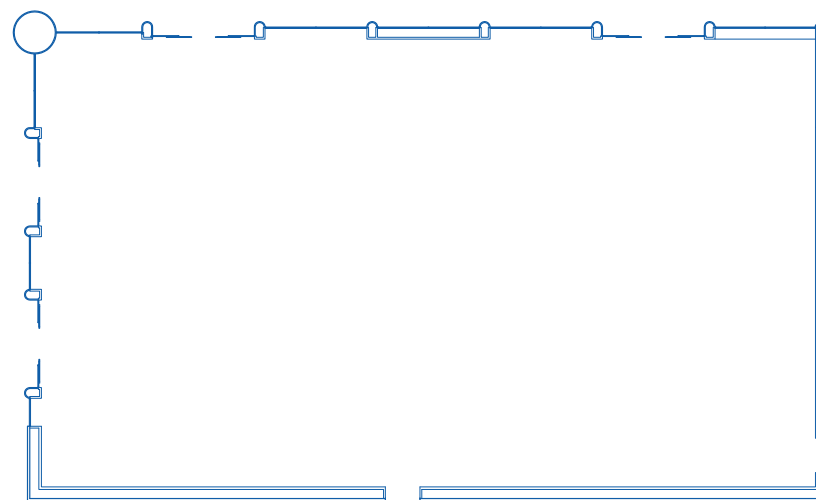


Floor Plans

Ground floor area: 12,000 sq ft approx. (NIA)



First floor area: 12,000 sq ft approx. (NIA)



Potential for various subdivision options – further information is available upon request.

[CLICK HERE TO DOWNLOAD ELEVATION PLANS \(PDF\)](#)



Location

PROPOSED NEW UNIT



Enquiries

The premises are available as a whole or on a subdivided basis.

New Effective FRI lease – for a term of years to be agreed

For further information – please contact the joint agents:

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