emanueljones

To Let

9 Great Darkgate Street

Aberystwyth, SY23 1DE

3,244 sq ft (301.4 sq m)

- Town centre location
- 4-storey property
- Available November 2026

029 2081 1581

www.emanuel-jones.co.uk

Location

The property is located in Aberystwyth, a seaside town in Ceredigion, West Wales. It is the largest town in Ceredigion and has a population of approximately 14,640 as of the 2021 consensus.

The town sits approximately 16 miles north of Aberaeron, and 25 miles north of Lampeter. Aberystwyth has good accessibility, being easily accessed via the A487 from the north and south, as well as the A44 from the east.

The property itself is situated in the main town centre, in a prominent position on Great Darkgate Street, one of the primary retailing thoroughfares, boasting an array of national and local occupiers. Some of which include; Vodafone, Betfred Bookmakers, Tenovus, Greggs and Poundland.

Description

The property comprises a 4-storey building, with accommodation spanning across ground, first, second and third floors. The ground floor provides a large open plan sales area with the uppers providing additional storage areas, staff accommodation and W/Cs.

Accommodation

We understand the property provides the following approximate areas (NIA):

Description	Area sq ft	Area sq m
Ground floor	1,808	168
First floor	547	50.8
Second floor	554	51.5
Third floor	335	31.1
Total	**3,244**	**301.4**

Use

We understand the property benefits from A1 planning use.

Other uses may be available subject to obtaining necessary planning consent.

Rent

£30,000 per annum.

Lease Terms

Available on a new full repairing and insuring lease with terms to be agreed from November 2026.

Business Rates

The property has a rateable value of £39,250. Using the 2026/27 UBR (0.350) this equates to rates payable of £13,737.50.

Interested parties are advised to make their own enquiries with the local authority.

Epc

The property has an EPC in Band E.

Further details upon request.

Vat

To be confirmed.

Legal Costs

Each party to bear their own legal and professional costs incurred.

Viewing

Strictly by appointments via sole agents Emanuel Jones:-

Contact: David Williams / Luca Piazza

Email: david@emanuel-jones.co.uk

luca@emanuel-jones.co.uk

Subject to Contract and Availability

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Contact Us:

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