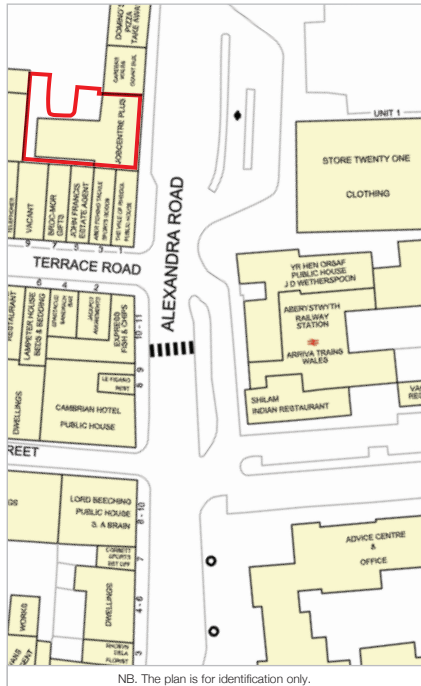


Aberystwyth Jobcentre Alexandra Road Dyfed SY23 1LA

- **Freehold Job Centre Investment**
- Let on a lease and reversionary lease expiring in March 2028 (1)
- Well located in the town centre, opposite the bus station and close to the rail station
- Attractive and popular West Wales university town
- Rent Review 2024
- Current Rent Reserved
£83,600 pa

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.



Tenure
Freehold.

Location
Aberystwyth is an attractive and busy resort and university town on the west coast of Wales and has a population of approximately 16,000, which increases during the tourist season. The town, which is the commercial capital of Mid Wales, is served by the A487 and A44 (www.aberystwyth.org.uk).
The property is situated on the north side of Alexandra Road, immediately opposite the bus station and close to the rail station. Occupiers close by include Store 21, Domino's, the Rheidol Retail Park and the Ystwyth Retail Park.

Description
The property is arranged on ground and two upper floors to provide a job centre with public space on the ground and part first floors, with additional office accommodation on the remainder of the first and second floors. There is vehicular access and parking at the rear.

The property provides the following accommodation and dimensions:

Ground Floor (1)	287.0 sq m	(3,089 sq ft)
First Floor (1)	272.5 sq m	(2,933 sq ft)
Second Floor	274.0 sq m	(2,947 sq ft)

Total **833.5 sq m (8,971 sq ft)**
(1) Floor Areas include the front staircase on ground and first floors.

Tenancy

The entire property is at present let to THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT on a lease and reversionary lease for a term of years from 25th April 1994 and expiring on 31st March 2028 at a current rent of £83,600 per annum. The commencing rent for the reversionary lease from 25th April 2019 is £83,600 per annum (with a three month rent free period) and the lease provides for a rent review on 25th April 2024. The lease contains full repairing and insuring covenants.
(1) The lease provides for a tenant option to break on 1st April 2023 on 6 months' notice.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allso.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 100 Aberystwyth**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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