

PLAS CRUG

Aberystwyth

Prime Redevelopment/
Refurbishment
Opportunity

Former Government Building,
Plas Crug, Stanley Road,
Aberystwyth SY23 1LS

FOR SALE

On the instructions of Welsh Government



Llyw odraeth Cymru
Welsh Government



GVA



Floor Areas

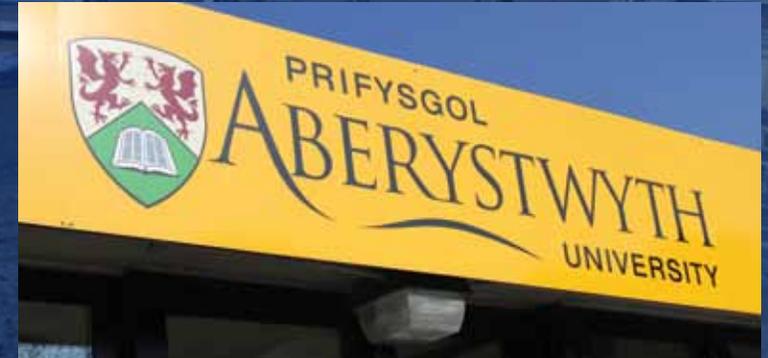
The property provides the following accommodation, measured on a Net Internal Area basis in accordance with the RICS Code of Measuring practice 5th edition.

	metric	imperial
Lower Ground Floor	559.63	6,024
Upper Ground Floor	513.88	5,532
First Floor	536.50	5,775
Second Floor	536.50	5,775
Third Floor	537.26	5,784
Fourth Floor	533.50	5,744
Total Building Area	3,217.27	34,634

Please note all areas are taken from scaled plans. Floor plans are available on request.

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Location

Aberystwyth is a coastal town located in Mid Wales approximately 120 miles to the North West of Cardiff and some 80 miles North of Swansea. The town has a population of approximately 13,000 residents. The town is serviced by a railway station running to Shrewsbury and onwards to the major transportation hubs.

Aberystwyth has a strong established University with student numbers in the region of 7,000, with the educational facility forming an important part of the local economy, coupled with tourism and agriculture.

The subject property is accessed off Stanley Road, and located approximately ¼ mile to the East of the Town Centre, positioned adjacent to University Halls of Residence.

Tenure

We are advised that the subject property is held freehold, subject to a long term occupational lease of part ground and part basement floors in favour of British Telecom PLC. These areas are occupied by BT as switch rooms. BT have confirmed there are no current plans for a relocation or vacation of this space. BT own and occupy the adjacent building.

With the exception of the BT accommodation, the property will be sold with vacant possession.

BT lease runs for a period of 99 years from 25th September 1964 at an annual rental of £4,980 pa with no reviews. Full lease details are available on application.

Redevelopment Potential

The subject property offers the potential for alternative use, including residential and student led redevelopment uses. The proximity to the University buildings and the adjacent student accommodation underpin the potential for demand from students for term let rooms.

The configuration of the building is such that it lends itself to a conversion utilising the existing central core area and existing escape routes.



Description

The subject property comprises a former Government building (now vacant) located in Aberystwyth positioned within close proximity of both the town centre and University. The property is situated on a site totalling approx. 0.88 acres (0.357hectares) shaped roughly triangular, and is positioned accessed from Stanley Road. To the Southern and Eastern sides the site boundaries the pedestrian walkway and public park, to the Northern side it boundaries onto established student accommodation.

The property comprises a 5 storey brick façade built office block constructed around a concrete frame under a flat roof, with basement level service and boiler room space. The building provides a communal core to the central part, accessed from a raised external staircase, which provides lift and stairwell access to each floor together with communal toilet facilities. There are 2 separate fire stairwells to the front and rear of the building. Each floor currently provides a mixture of open plan and modular offices with full glazed Southern elevations.

Externally the property provides car parking allocation for 48 vehicles.



Planning

We are advised that the property has the benefit of permitted use as office accommodation. Further details on the existing planning are available on application to agents.

Services

We are advised that the property benefits from all mains services including gas, electricity, water and telecommunications together with mains drainage connection.

Rateable Value

The current rateable value for the property is £117,000.

VAT

All figures exclude VAT which is chargeable on the sale.

EPC Rating

A full copy of the EPC report is available on request.

Method of Disposal

It is proposed that the property will be sold by informal tender with our clients willing to consider both conditional and unconditional proposals.

Further details of tender process and relevant deadlines are available on request.



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Further Information

Can be obtained from the marketing agents, GVA.

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