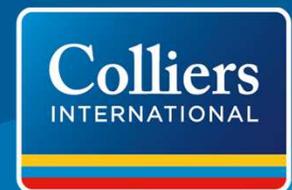




ABERYSTWYTH MARINA, ABERYSTWYTH, SY23 1AS

52° 24'.42N 04° 5'.47W

FOR SALE



SUMMARY

- One of the finest and best developed coastal marinas in Wales
- 150 berths, all on Walcon pontoons with connections to mains services
- Dry standing area with large slipway
- Extensive facilities including refurbished W/C and showers, small chandlery and office
- Planning permission for an additional 35 berths
- Excellent opportunity to acquire a well presented marina which is arguably under-trading
- Guide Price - £2.5m for the freehold and leasehold interests.



INTRODUCTION

Aberystwyth marina offers one of the best developed coastal marinas in Wales on one of Wales' finest coastlines. Offering first class marina facilities including newly renovated toilet and shower facilities, the marina is easily accessible from the rest of Wales, the Midlands and even Ireland.

Our client is an established property developer who has an appetite to dispose of the property in order that he can focus on other projects and pass it on to an operator who can fully take advantage of the businesses potential.

LOCATION

Aberystwyth Marina is located in the popular coastal town of Aberystwyth in central west Wales. The marina itself is located on the sheltered banks of the River Rhiedol close to its coastal estuary in the south western area of the town. Aberystwyth provides a range of amenities including restaurants, shops and bars as well as attractions such as the longest funicular railway in the UK, Devil's Bridge, the Aberystwyth Arts Centre and many outdoor pursuit activities. Aberystwyth is an important local town, being home to the University of Wales - Aberystwyth with 10,000 students, National Library of Wales, Institute of Grassland and Environmental Research, Welsh Agricultural College, Welsh Assembly Government Offices and Ceredigion County Council to name but a few.

The harbour is located by "Pendinas", a conspicuous hill with the Wellington Monument at its crest, making the harbour an easily spotted asset from the sea.

The Welsh Harbours of Fishguard, Cardigan, New Quay, Aberaeron, Barmouth, Porthmadog, Aberdyfi, and Abersoch are within easy reach, as are the Marinas at Pwllheli, Conwy, Milford Haven and Neyland. Meanwhile for the more experienced sailors the Marinas and harbours of Ireland's East Coast are within a day's sailing.

Access by road is good with the main Welsh roads of the A487 and the A44 running from north and south Wales and into mid Wales both converging in Aberystwyth, providing access to most of Wales and across the English borders. Aberystwyth Marina offers easy access from Birmingham, the Midlands and the surrounding areas. The marina is only circa 500m from local bus and train links. There is a small local shop and pub a couple of minutes' walk from the Marina entrance and a laundrette, Co-op supermarket and other shops are within 7 to 10 minutes' walk

The Welsh capital, Cardiff, is located approximately 98 miles to the south, Shrewsbury approximately 75 miles to the east and Liverpool is approximately 100 miles to the north east.

THE PROPERTY

The property offers a successful coastal marina with extensive facilities buildings located close to the berthing area.

THE MARINA

The marina provides up to 150 berths for craft ranging from less than five metres in length to in excess of 14 metres on the hammerhead and elbow areas of the pontoons. Approximately 140 berths are available for annual berthing with the remainder available for visiting craft or weekly / monthly stays. The marina basin is dredged to a deepest depth of two metres. (MLWS)

The marina has industry standard "Walcon" galvanised pontoons arranged on a spacious fashion allowing excellent manoeuvring room. Each berth is provided with 32 amp electric hook up points and fresh water connections to each berth.



There is a large hard standing area for the dry storage of craft up to 40 feet in length.

A Slipway is available for the launching and recovery of boats and the Marina has a Trailer Hoist capable of handling boats up to 40 feet in length with a beam of 13 feet and 10 tonnes in weight.

MARINA BUILDINGS AND FACILITIES

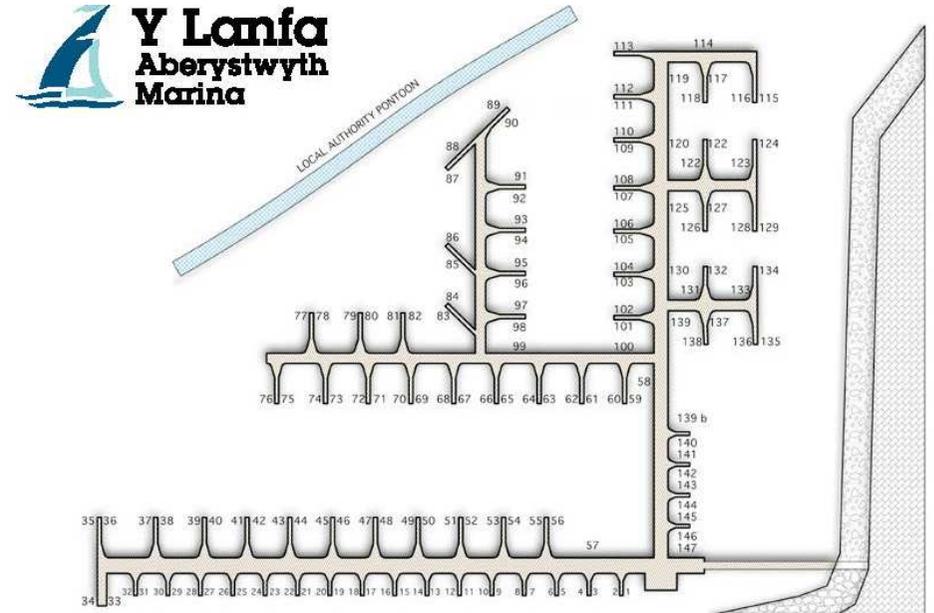
The marina buildings are located close to the main marina and are available to be accessed by marina users 24 hours a day. There is no tidal gate and the marina is accessible in all but the worst on-shore winds.

The main building comprises a fully operational marina office and recently refurbished luxury ladies and gents toilet and shower facilities. Calor Gas and Camping gas are available from the Marina Office and the Marina also has a chandlery which is able to supply a wide range of items. The Marina provides free Wi-Fi throughout.

The Marina provides free parking for all berth holders and for visiting boats.

SERVICES

The marina facilities are served with mains electricity, water and foul drainage.



PLANNING

There is scope for a new owner to further develop the business with the marina being granted planning consent for an additional 35 Berths.

TARIFFS 2013/2014

Annual Berthing (1st April to 31st March)

Vessels up to 5 metres in length £1,745

Vessels up to 7 metres in length £2,215

Vessels up to 9 metres in length £2,695

Vessels up to 11 metres in length £3,240

Vessels up to 14 metres in length £3,775

Hammerhead & Elbow £4,290

Special Small Boat Offer (April to September)

Vessels up to 5 metres in length £1,295

Summer and winter berthing options are available. A full tariff list is available in the Data Pack.

The marina has its' own diesel fuel berth, on an outer hammerhead , which is accessible and used by not only the marina but most craft in the area.



THE BUSINESS

The established business is presently operated by our client, who is a well-known local property developer who has developed the surrounding area to the marina. Turnover to the year end 31st March 2013 was circa £320,000.

Our client has an appetite to dispose of the marina in order that they can focus on other developments and a new operator can take advantage of the scope this business has to offer.

Operated under management, Aberystwyth Marina provides excellent potential for a new national or private operator to drive the business forward. This is an excellent opportunity to acquire a well presented marina which is arguably under-trading.

Detailed trading accounts are available on request from the sole selling agents to seriously interested parties.

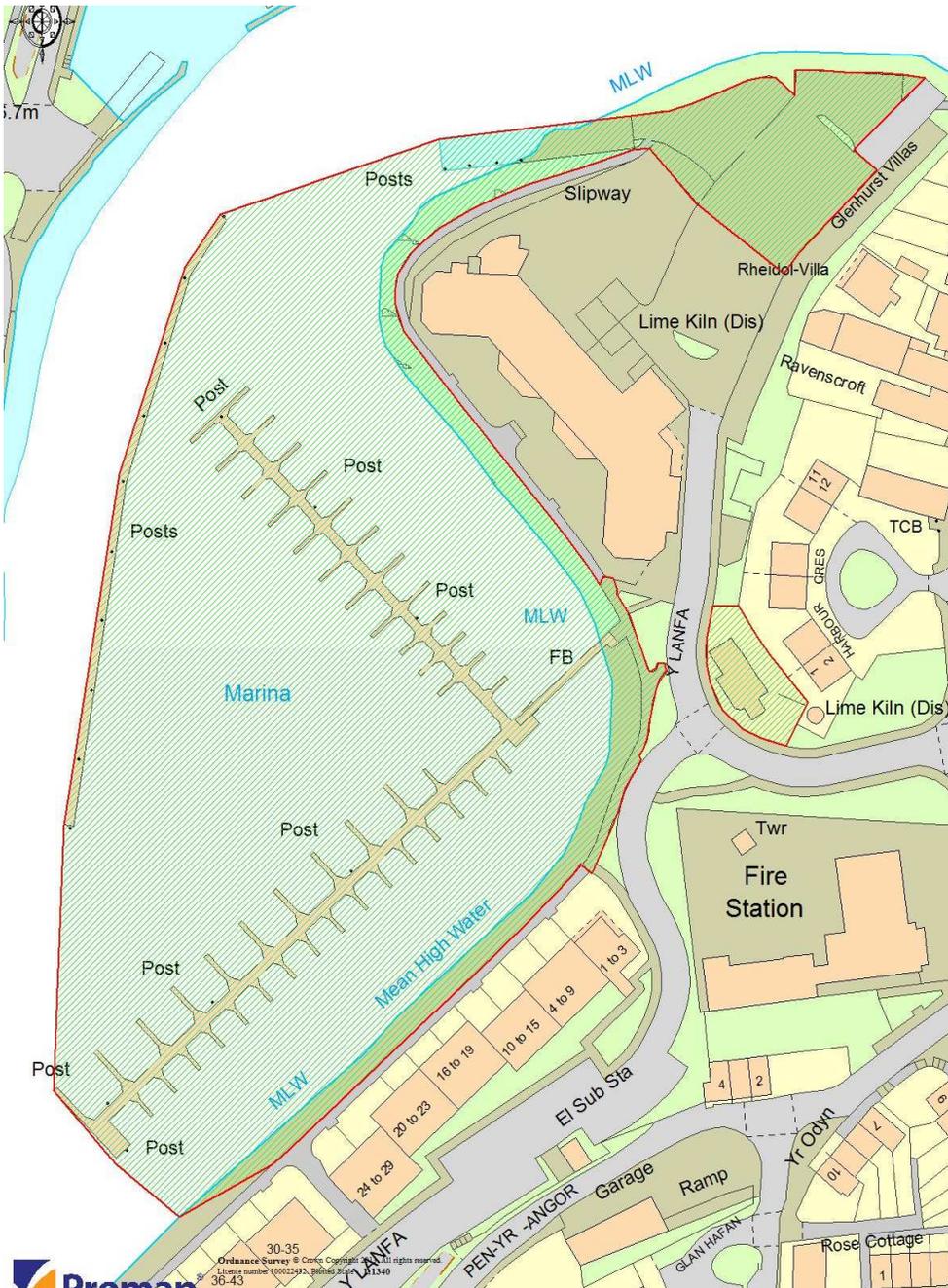




TENURE

The property is held freehold with the seabed being held long leasehold from Crown Estates. Lease details can be provided upon request to seriously interested parties.





PRICE

Guide price **£2.5m** for the freehold and long leasehold interest. Stock at valuation

FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:



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SUBJECT TO CONTRACT

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Energy Performance Certificate

Non-Domestic Building



Aberystwyth Marina
Y Lanfa
Trefechan
ABERYSTWYTH
SY23 1AS

Certificate Reference Number:
9925-3058-0279-0800-0471

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 60

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 93
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 171.26

Benchmarks

Buildings similar to this one could have ratings as follows:

32

If newly built

85

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.