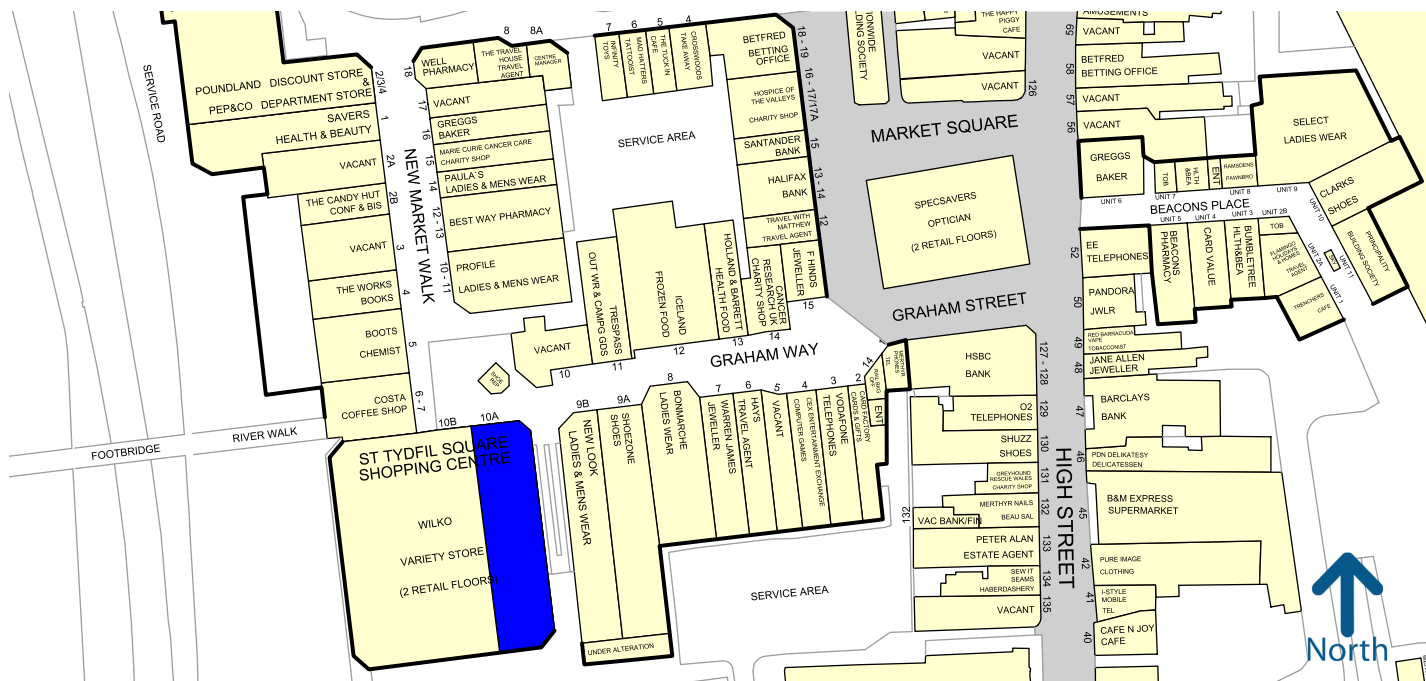


10A GRAHAM WAY, ST TYDFIL SHOPPING CENTRE
MERTHYR TYDFIL CF47 8EG



UNIT TO LET
GROUND FLOOR SALES - 8,447 SQ FT



St Tydfil shopping centre is the prime shopping destination in Merthyr Tydfil town centre. Occupiers within the scheme include Poundland, Iceland, Boots, Costa, Greggs and Savers. Footfall figures can be provided on request.

The new bus station is located to the south of the scheme. Merthyr benefits from good transport links to neighbouring towns via the A470 and A465.

Adjacent occupier is Wilkos, with occupiers near by including New Look, Trespass and The Works.

DESCRIPTION

The unit is accessed via single door from Graham Way. Access for deliveries is provided to the rear in the service area. Access is also provided via the basement area

TERMS

The unit is available to let on the basis of a new lease for a term to be agreed, via effective full repairing and insuring terms via a service charge.

Quoting rent

On application

RATEABLE VALUE

The unit is to be assessed.

Interested parties are encouraged to make their own enquiries via the Local Rating Authority.

SERVICE CHARGE

On account service charge for 2022 is £38,574 pa.

ACCOMMODATION

The property provides the following approximate areas and dimensions -

Ground floor sales	784.75 sq m	8,447 sq ft
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EPC RATING

E-102

VAT

VAT is payable to the rent.

LEGAL COSTS

Each party to bear their own costs in dealing with this transaction.



VIEWING

To be arranged via sole letting agents:-

Ben Davies ben.davies@coark.com 029 2034 6311

Ella Jefferies ella.jefferies@coark.com 029 2034 6316

REF: BD/102962 - FEB/2022

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

Regulated by RICS

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