



## 2A New Market Walk

St. Tydfil Square Shopping Centre, Merthyr Tydfil, CF47 8EL

### Unit to Let

**3,338 sq ft**  
(310.11 sq m)

- Well configured unit
- Prominent position within scheme
- Occupiers nearby include; Greggs, Well Pharmacy, Poundland

# 2A New Market Walk, St. Tydfil Square Shopping Centre, Merthyr Tydfil, CF47 8EL

## Summary

Available Size	3,338 sq ft
Rent	£15,500 per annum
Rates Payable	£12,223.50 per annum
Rateable Value	£21,750
Service Charge	£20,788 per annum TBA
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (93)

## Location

St Tydfil Shopping Centre is the prime shopping destination in Merthyr Tydfil Town Centre. Occupiers within the scheme include Poundland, Iceland, New Look, Costa, Greggs and Savers. 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.

## Description

The unit can be accessed from New Market Walk, there is rear access for deliveries in the service area.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	1,629	151.34
Ground - Ancillary	45	4.18
Basement - Ancillary	1,664	154.59
<b>Total</b>	<b>3,338</b>	<b>310.11</b>

## Terms

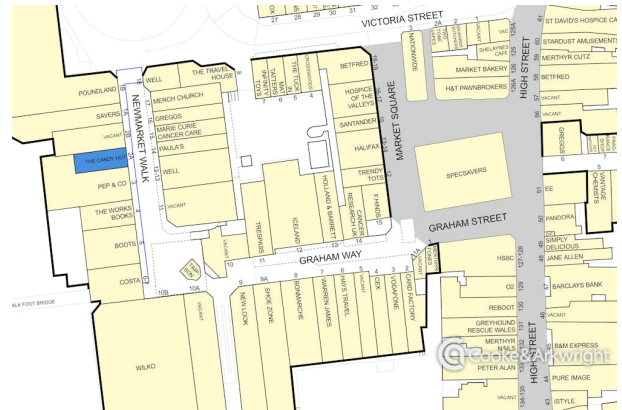
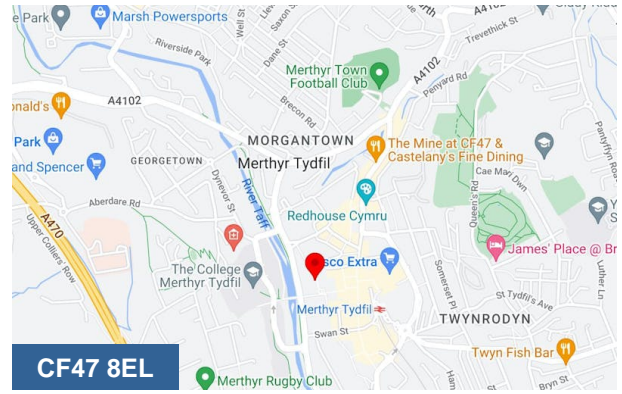
The unit is available to let on the basis of a new lease for a term to be agreed via effective full repairing and insuring terms via service charge.

## Planning

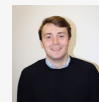
We understand that the property benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.

## Viewings

By appointment via sole letting agents Cooke & Arkwright.



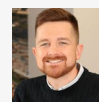
## Viewing & Further Information



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