



Unit 2B New Market Walk

St Tydfil Square Shopping Centre, Merthyr Tydfil, CF47 8EN

Unit to Let

900 sq ft
(83.61 sq m)

- 478 sq.ft. Ground Floor Sales
- Suitable for New Businesses
- Further Storage Space to the Rear of the Ground Floor
- Quoting Rent - £10,000 pax.

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Summary

Available Size	900 sq ft
Rent	£10,000 per annum
Rates Payable	£4,761.50 per annum
Rateable Value	£8,900
Service Charge	£1,200 per annum
VAT	VAT is payable to the rent.
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

Description

The premises provides a ground floor sales area with additional storage space to the rear of the ground floor.

Location

St Tydfil Shopping Centre is the prime shopping destination in Merthyr Tydfil Town Centre. Occupiers within the scheme include Poundland, Iceland, Boots, New Look, Costa, Greggs and Savers. Footfall figures can be provided upon 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Sales	478	44.41	Available
Ground - Floor Ancillary	422	39.21	Available
Total	900	83.62	

Viewings

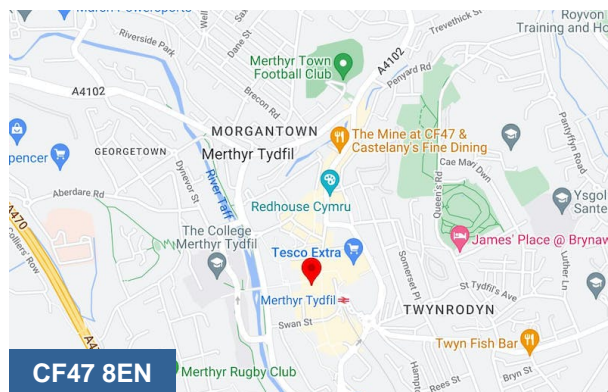
By appointment via sole letting agents Cooke & Arkwright.

Terms

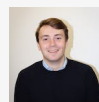
The unit is available to let on the basis of a new lease for a term to be agreed, via effective full repairing and insuring terms via a service charge.

Planning

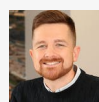
We understand that the property benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.



Viewing & Further Information



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