



## 10-11 New Market Walk

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

### Unit to Let

**2,550 sq ft**  
(236.90 sq m)

- Well configured unit
- Prominent corner position within the scheme
- Adjacent occupiers include; Poundland, Well Pharmacy and Greggs

# 10-11 New Market Walk, St Tydfil Square Shopping Centre, Merthyr Tydfil, CF47 8EL

## Summary

Available Size	2,550 sq ft
Rent	£30,000 per annum
Rates Payable	£16,438.50 per annum
Rateable Value	£29,250
Service Charge	£13,144.96 per annum TBA
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

## Description

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

## 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. 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
Ground - Ground Floor Sales	2,550	236.90
<b>Total</b>	<b>2,550</b>	<b>236.90</b>

## Terms

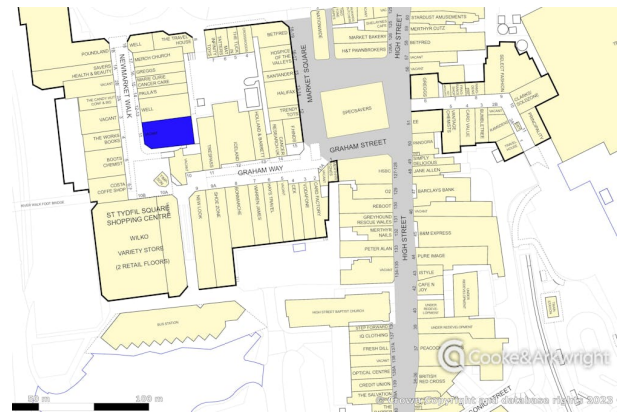
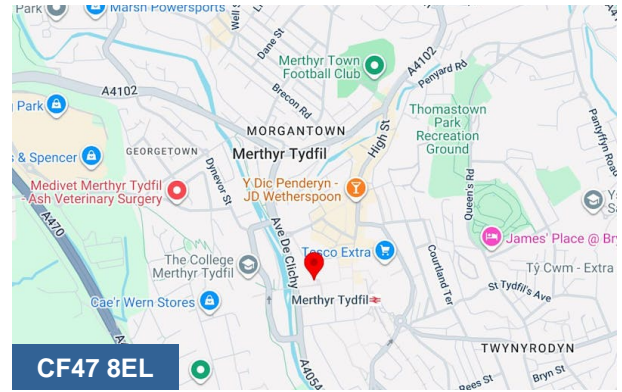
The unit is available to let on the basis of a new lease for a term to be agreed via effective full repairing and insuring terms via service charge.

## Viewings

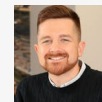
By appointment via sole letting agents Cooke & Arkwright.

## 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.



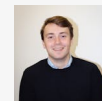
## Viewing & Further Information



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