



## SHOP TO LET

### Location

The town has excellent transport links and is located in close proximity to key Welsh attractions such as The Brecon Beacons National Park, which has over 4 million visitors a year, and Bike Park Wales. 'Adventure Tourism' is a key driver to the local economy bringing in 1.23 million visitors and over £66m to the economy in 2015.

### Description

St Tydfil Shopping Centre is the town's principal shopping destination and benefits from a 331 space car park, the town's bus station and accommodates retailers including Wilko's, Costa Coffee, Iceland and New Look.

### Schedule of Accommodation

The premises are arranged over ground and basement providing the following (approximate dimensions and net internal) floor areas:-

<b>Ground Floor</b>	44 Sq M	( 475 Sq Ft )
<b>Basement</b>	39 Sq M	( 420 Sq Ft )

### Terms

The premises are available by way of a new full repairing and insuring lease subject to five yearly upward only rent reviews.

### Rent

Rent available upon application.

Service charge (2018) £5,268 pa  
Insurance (2018) £108pa

### Rates

Rateable Value (2017) £9,800  
UBR (2018/19) 48p  
Rates Payable (2018/19) £5,037pa

### VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

### Subject to Contract

### VIEWING DETAILS/FURTHER INFORMATION

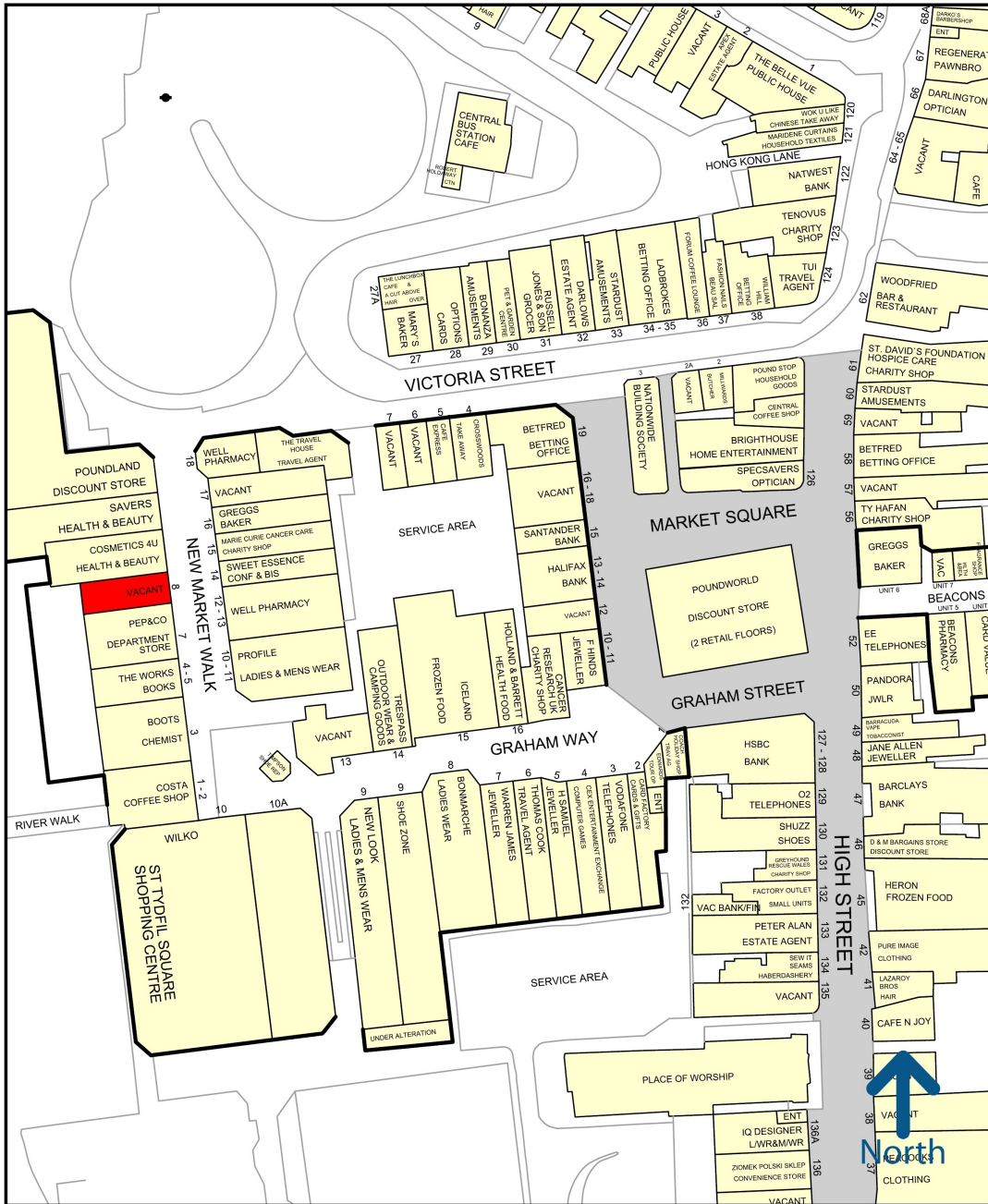
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