

## SHOP TO LET

### Location

Merthyr Tydfil is situated in South Wales located 38 km (24 miles) north of Cardiff and 49 km (31 miles) northeast of Swansea.

Merthyr Tydfil has a primary retail catchment of 76,000 persons (PMA) and is the largest retailing centre within the South Wales valleys.

Recent improvements in the town centre have resulted in the town being voted 5th best Town Centre in the UK 2016 by "Great British High Street" 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.

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, Pep & Co and New Look.

The subject premises is located on the entrance to the shopping centre, opposite F Hinds and adjacent nearby to Card Factory and Vodafone.

### Schedule of Accommodation

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

<b>Ground Floor Sales</b>	45.71 Sq M	( 492 Sq Ft )
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### Terms

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

### Rent

£15,000 per annum exclusive.  
Service charge (2018) of £2,438 per annum  
Insurance (2018) £61 per annum

### Rates

We understand the premises are assessed for rates as follows:

Rateable Value (2017) £7,400  
UBR (2018/19) 46.6p  
Rates Payable (2018) £3,804pa

### 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.

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A full copy of the EPC is available upon request from the agents.

### Subject to Contract

### VIEWING DETAILS/FURTHER INFORMATION

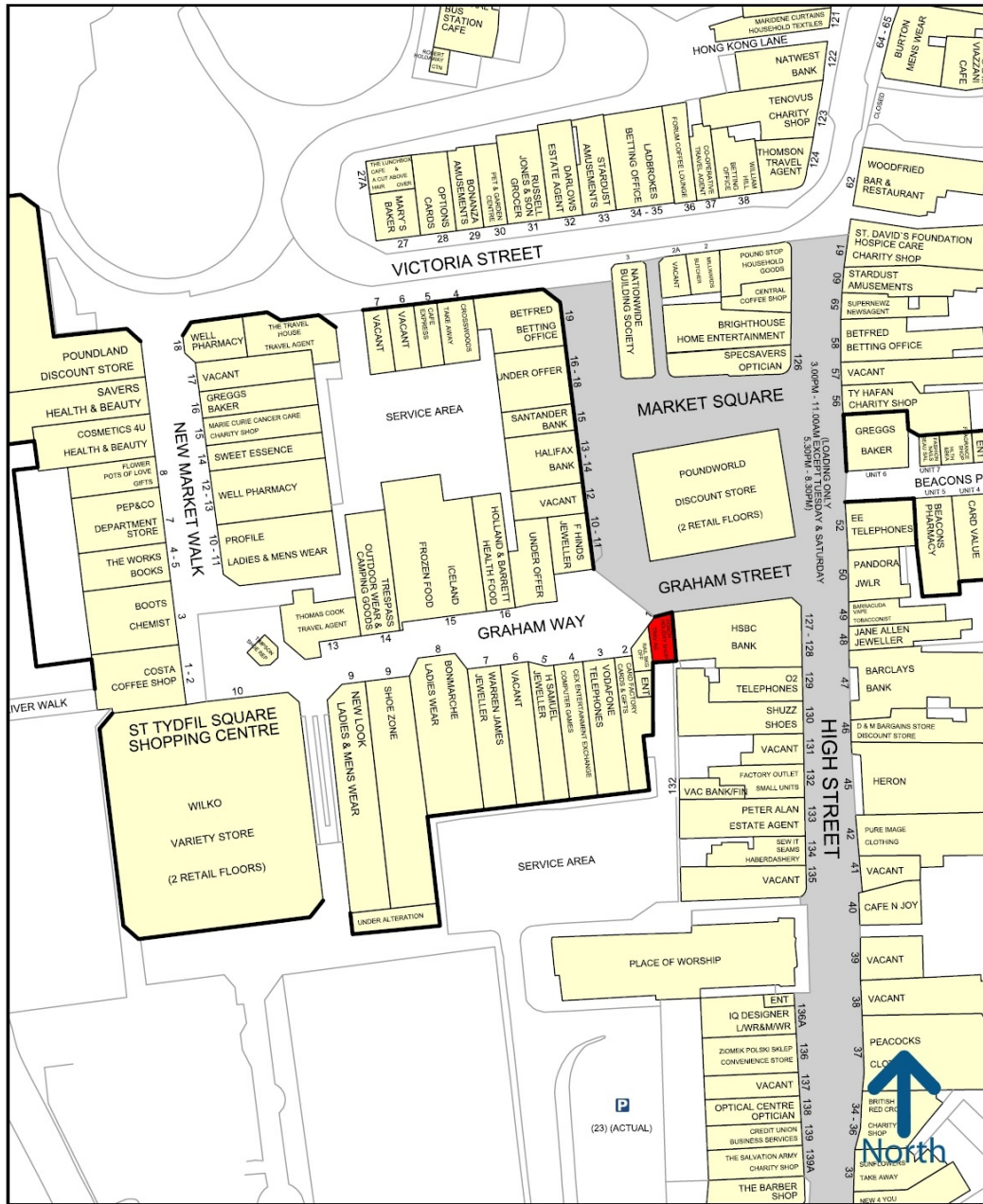
For further information and viewing arrangements please contact:

**Tim Letts**  
0161 242 8068  
tletts@lsh.co.uk

**Nick Carter**  
Calan Retail  
nick.carter@calanretail.co.uk

**0161 228  
6411  
www.lsh.co.uk**

**3 Hardman Street,  
Spinningfields  
Manchester M3 3HF**



Experian Goad Plan Created: 18/06/2018  
Created By: Lambert Smith Hampton



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