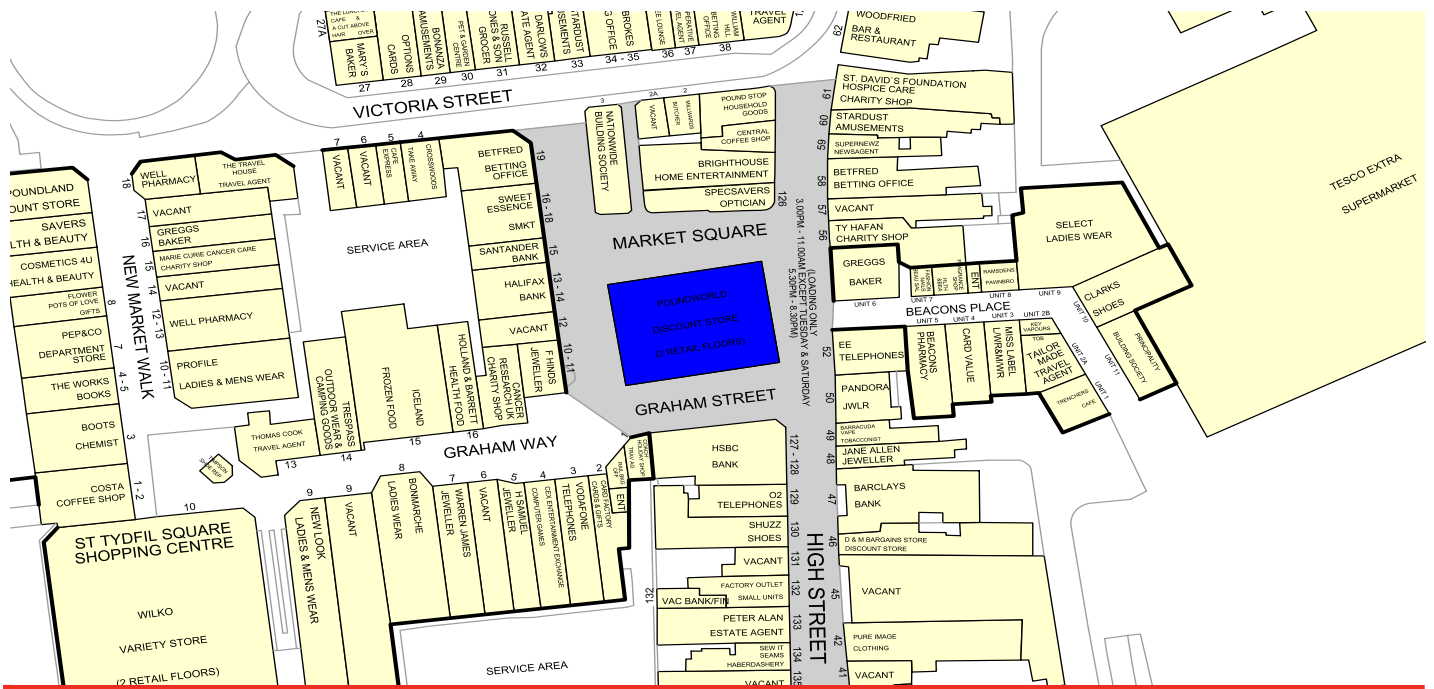


MARKET SQUARE
MERTHYR TYDFIL, CF47 8BY



PRIME DETACHED RETAIL PREMISES
ALL ENQUIRIES



The subject property forms a highly prominent town centre retail unit positioned between the entrances to the Beacons Place and St Tydfil Shopping Centre in Merthyr Tydfil town centre. Merthyr Tydfil is situated North of Cardiff some 20 miles along the A470 dual carriageway and is the administrative centre for the Merthyr Tydfil County Borough Council. The town has a population of approx. 65,000 residents and has an established town centre, housing a strong mix of multi-national and regional occupiers. Nearby occupiers include Wilko, Tesco, Boots, Peacocks, New Look Greggs and Savers.

DESCRIPTION

The property offers frontage to multiple sides and comprises of ground floor open plan retail area with ancillary accommodation to the rear and uppers. There is a lift access between floors and staff facilities and office space can be found on the first floor.

TERMS

The property is available as a whole or may be sub divided. It is available by way of a new full repairing and insuring lease for a term to be agreed. Alternatively the freehold may be available for purchase.

ACCOMMODATION

The property provides the following approximate areas and dimensions:-

Ground Floor	513 sq m	5,521 sq ft
Upper Floor	490 sq m	4,951 sq ft
Total	1,003 sq m	10,472 sq ft

EPC RATING

D - 85

VAT

VAT is applicable.

LEGAL COSTS

Each party to bear its own costs in dealing with this transaction.

Quoting rent

£ on application

Parties are advised to make their own enquiries to the relevant rating authority in respect of rateable value and rate payable.

PLANNING

The property has benefit of A1 retail permitted use.



VIEWING

To be arranged via joint letting agents:-

Ian Newbury - ian.newbury@coark.com 029 2034 6316

REF: IN/101360 – NOV 2018

Dominic Garner - dom.garner@coark.com 029 2034 6375

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

Regulated by RICS

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