

Merthyr Tydfil

For Sale / To Let

Unit F, Dowlais Top Retail Park, Merthyr Tydfil, CF48 2TA



Retail Warehouse

Potential for alternative use, subject to planning

**AVISON
YOUNG**

Unit F, Dowlais Top Retail Park, Merthyr Tydfil, CF48 2TA



Guide Price
£2,000,000



Quoting Rent
£175,000 pax



Size
36,000 sq ft



Planning
Use Class A1



In Close Proximity to
**Asda Superstore,
Carpentright, B&M and
Lidl**

Location

Merthyr Tydfil is located in Merthyr Tydfil County Borough, approximately 23 miles north of Cardiff, 27 miles north east of Swansea and 28 miles west of the England/Wales boarder.

The property is located on Dowlais Top Retail Park on the edge of Merthyr Tydfil and is situated off the A465.

Notable occupiers in close proximity include Lidl, Carpentright, B&M and Asda Superstore.

Description

The property is of steel portal frame construction providing c.36,000 sq.ft of warehouse accommodation.

The property benefits from the exclusive use of 100+ car parking spaces and a 10,000 sq.ft service yard. The entire site extends to 3.31 acres.

Accommodation

The premises are arranged over ground floor level providing the following approximate gross internal floor areas:

Floor	Area (sq ft)	Area (sq m)
Ground Floor Sales Area	35,999	3,344.5
Service Yard	10,656	990

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Quoting Rent / Sale Price

Rental offers in the region of £175,000 pax based upon current as built configuration.

Seeking offers in the region of £2,000,000 for the vacant freehold.

Planning

The premises falls within Class A1(b) – retail warehouse of the Town & Country Planning (Use Classes) Order 1987.

Interested parties should carry out their own due diligence in this regard.

Business Rates

We understand that the property is assessed as follows:

Rateable Value:	£116,000
UBR:	£0.532
Rates Payable:	£62,060

Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.

EPC

The unit has an EPC rating of D-83. The EPC Certificate is available upon request.

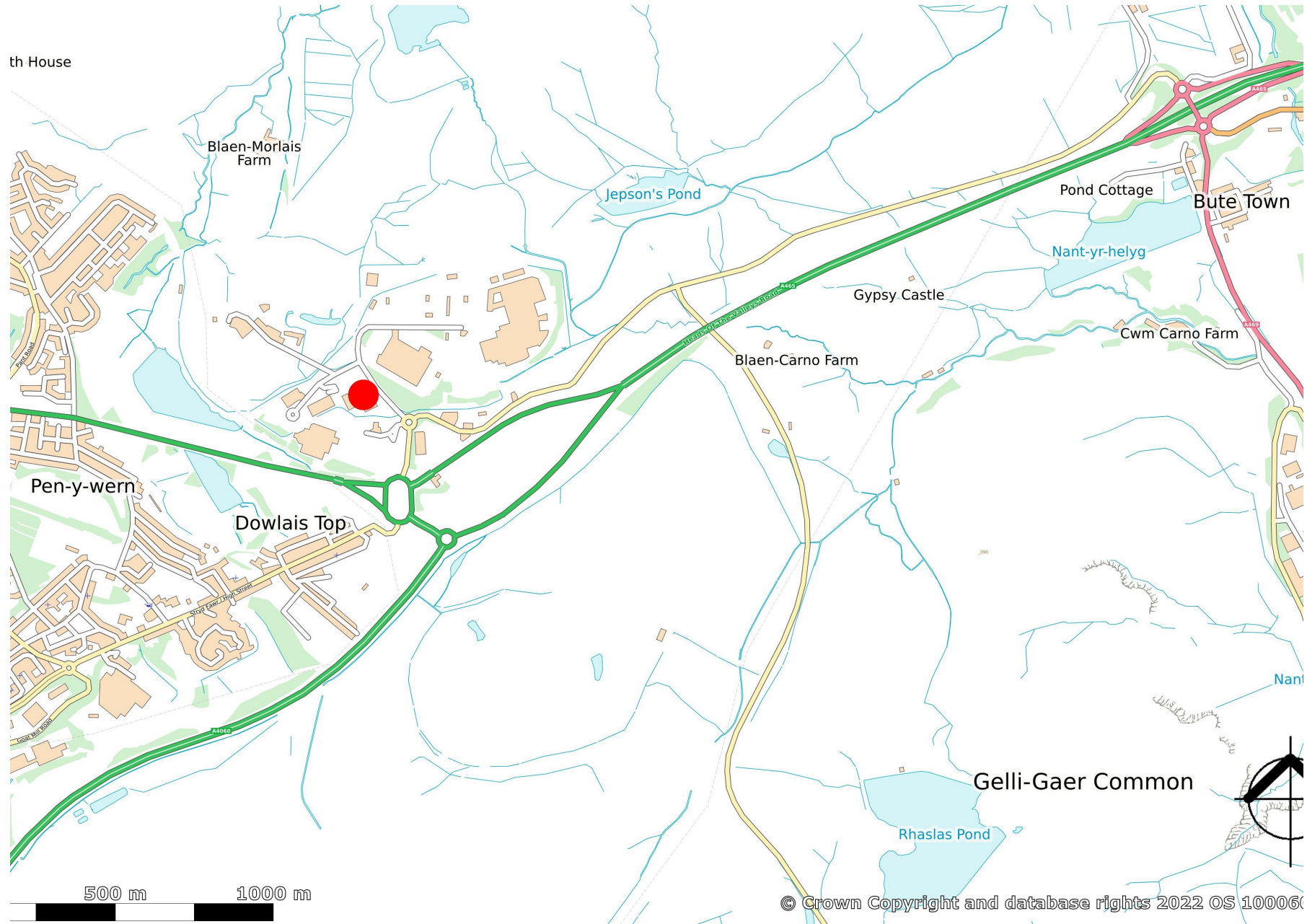
Legal Costs

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

VAT

VAT if applicable will be charged at the standard rate.

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