



TO LET

**SUITE 1, FIRST FLOOR, TY PENDERYN
HIGH STREET
MERTHYR TYDFIL
CF47 8DP**

- Total net internal area of 1,675 sq ft (155.6 sq m)
- Prominent town centre location
- 2 car parking space
- Available by way of an assignment / by way of a new lease
- EPC Band: D (83)

RENT – £16,000 PER ANNUM EXCLUSIVE

BRINSONS COMMERCIAL

Call 02920 867711 or email caerphilly@brinsons.co.uk to view this property

LOCATION

Merthyr Tydfil itself is located approximately 25 miles north of Cardiff and is accessed via the A470 Cardiff to Merthyr dual carriageway.

The property is located towards the southern end of High Street in a pedestrianised area with one of the town centre car parks immediately behind.

DESCRIPTION

The subject office suite is situated in a three storey modern building in the town centre. The suite is located on the first floor and can be accessed via a lift and staircase service.

The suite is predominantly open plan with a reception area, one large meeting room, a manager's office and access to kitchen and w.c facilities. The suite benefits from suspended ceilings, recessed lighting, plastered and painted walls, double glazed aluminium frame windows, power sockets at the perimeter and carpeting.

2 car parking space is available with the suite.

ACCOMMODATION

From measurements taken on site we have calculated the following approximate floor areas:-

Open plan office	1,437 sq ft (133.5 sq m)
Meeting Room	238 sq ft (22.1 sq m)
Total	1,675 sq ft (155.6 sq m)

SERVICES

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

TERMS

The property is available to let by way of a new lease on terms to be agreed.

RENT

£16,000 per annum exclusive.

BUSINESS RATES

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Rateable Value: £12,000
Uniform Business Rate 2023/24: 53.5
Gross Rates Payable: £6,420

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction.

However, in this instance, we understand that VAT is payable.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

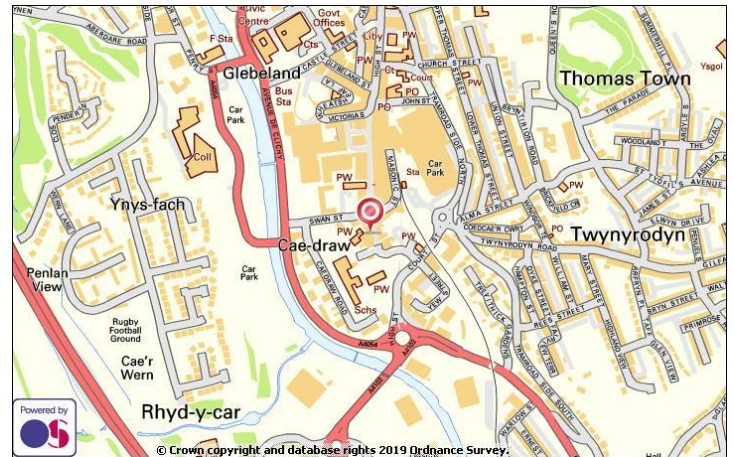
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SUBJECT TO CONTRACT AND AVAILABILITY

J1/T1/2704/MAR24



IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

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BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS



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