



**10B Graham Way**

Graham Way, Merthyr Tydfil, CF47 8EG

## **TO LET: Retail Shop in Merthyr Tydfil**

**10,656 sq ft**  
(989.97 sq m)

# 10B Graham Way, Graham Way, Merthyr Tydfil, CF47 8EG

## Summary

<b>Available Size</b>	10,656 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£65,270 per annum Interested parties are encouraged to make their own enquiries via the Local Rating Authority.
<b>Rateable Value</b>	£122,000
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (49)

## Description

The unit is accessed via single door from Graham Way. Access for deliveries is provided to the rear in the service area, where there is also access to the basement area.

## Location

St Tydfil shopping centre is the prime shopping destination in Merthyr Tydfil town centre. Occupiers within the scheme include Poundland, Iceland, Costa, Greggs and Savers. Footfall figures can be provided on request.

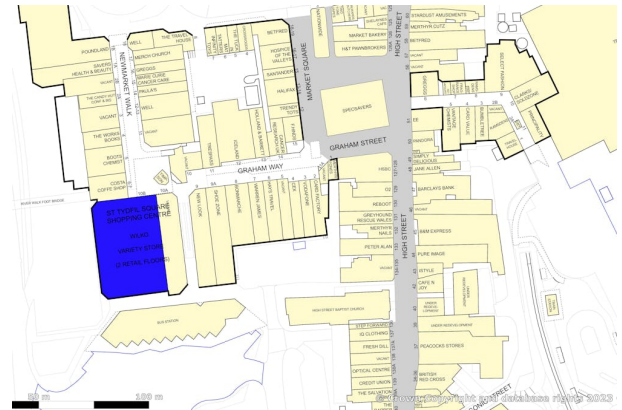
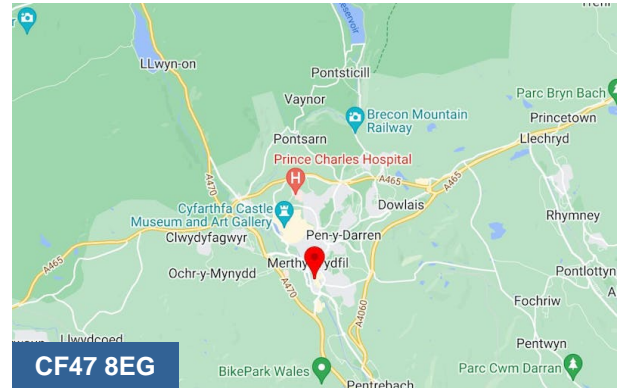
The new bus station is located to the south of the scheme. Merthyr benefits from good transport links to neighbouring towns via the A470 and A465. Adjacent occupier is Costa with nearby occupiers including The Works, Trespass, Shoe Zone and New Look.

## Accommodation

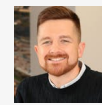
Name	sq ft	sq m	Availability
Ground - Sales	10,656	989.97	Available
Basement	4,951	459.96	Available
<b>Total</b>	<b>15,607</b>	<b>1,449.93</b>	

## Terms

The unit is available to let on the basis of a new lease for a term to be agreed, via effective full repairing and insuring terms via a service charge and subject to vacant possession.



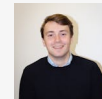
## Viewing & Further Information



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