



## Unit 1A Graham Way

St Tydfil Square Shopping Centre, Merthyr Tydfil, CF47 8EL

### Unit to Let

**278 sq ft**  
(25.83 sq m)

- 278 sq.ft. Ground Floor Sales
- Suitable for New Businesses
- Prominent Position to the Main Entrance of the Scheme
- Quoting Rent £6,500 pax
- Grants Available

# Unit 1A Graham Way, St Tydfil Square Shopping Centre, Merthyr Tydfil, CF47 8EL

## Summary

Available Size	278 sq ft
Rent	£6,500 per annum
Rates Payable	£2,461 per annum
Rateable Value	£4,600
Service Charge	£342 per annum
VAT	Vat is payable to the rent.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

## Description

The premises provides a ground floor sales area of 278 sq.ft. as a ground floor lock up shop. Access is direct from Graham Way.

## Location

St Tydfil Shopping Centre is the prime shopping destination in Merthyr Tydfil Town Centre. Adjacent occupier is Card Factory. Occupiers within the scheme include Poundland, Iceland, Boots, New Look, Costa, Greggs and Savers. Footfall figures can be provided upon 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Floor Sales	278	25.83
<b>Total</b>	<b>278</b>	<b>25.83</b>

## Terms

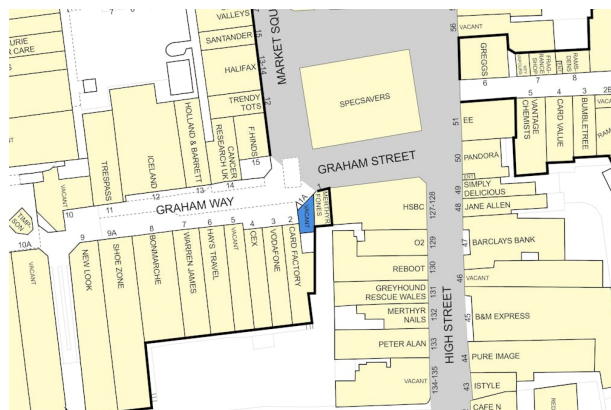
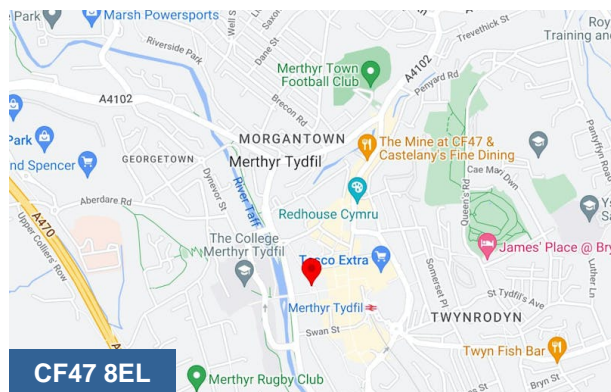
The unit is available to let on the basis of a new lease for a term to be agreed, via effective full repairing and insuring terms via a service charge.

## Planning

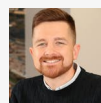
We understand that the property benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.

## Viewings

By appointment via sole letting agents Cooke & Arkwright.



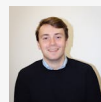
## Viewing & Further Information



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