



7 Victoria Street

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

Unit to Let

706 sq ft
(65.59 sq m)

- 459 sq.ft. Ground Floor Sales
- Suitable for New Businesses
- Storage Space to the First Floor
- Quoting Rent £8,500 pax

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Summary

Available Size	706 sq ft
Rent	£8,500 per annum
Rates Payable	£2,782 per annum
Rateable Value	£5,200
Service Charge	TBC
VAT	VAT is payable to the rent
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

Description

The premises provides a ground floor sales area with additional storage space to first floor. Access is direct from Victoria Street.

Location

St Tydfil Shopping Centre is the prime shopping destination in Merthyr Tydfil Town Centre. 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	459	42.64
1st - Floor Ancilliary	247	22.95
Total	706	65.59

Terms

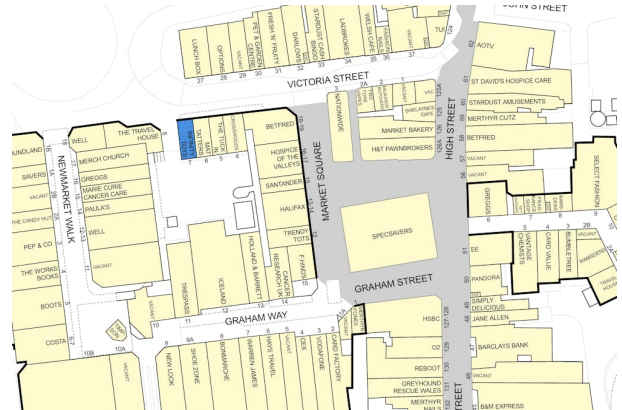
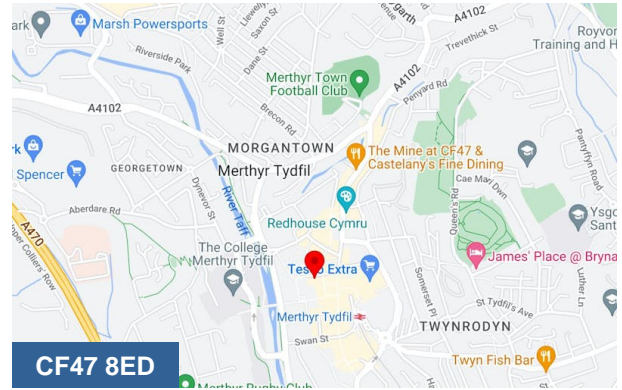
The unit is available to let on the basis of a new lease for a term to be agreed, via effective full repairing and insuring terms via a service charge.

Planning

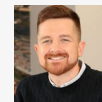
We understand that the property benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.

Viewings

By appointment via sole letting agents Cooke & Arkwright



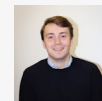
Viewing & Further Information



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