



9A Graham Way

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

Unit to Let - Subject to Vacant Possession

2,945 sq ft

(273.60 sq m)

- Well configured
- Prominent position in the scheme
- Adjacent occupiers include; New Look, Iceland and Costa
- Grants Available

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Summary

Available Size	2,945 sq ft
Rent	£32,500 per annum
Rates Payable	£14,712.50 per annum
Rateable Value	£27,500
Service Charge	£21,586 per annum TBA
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

Description

The unit can be accessed via a single door from Graham Way, there is rear access for deliveries in the service area.

Location

St Tydfil Shopping Centre is the prime shopping destination in Merthyr Tydfil Town Centre. Occupiers within the scheme include Poundland, Iceland, 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 - Ground Floor Sales	2,445	227.15
Ancillary - Ground Floor Ancillary	500	46.45
Total	2,945	273.60

Viewings

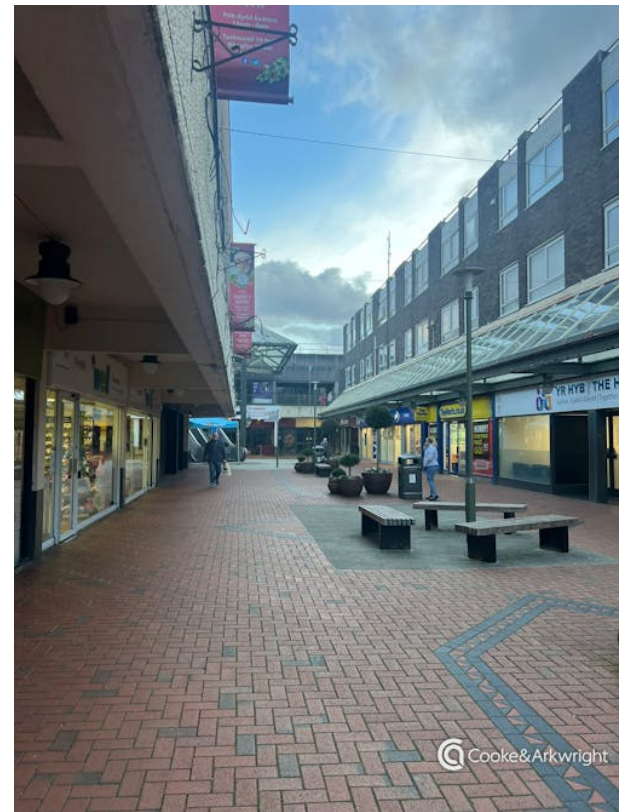
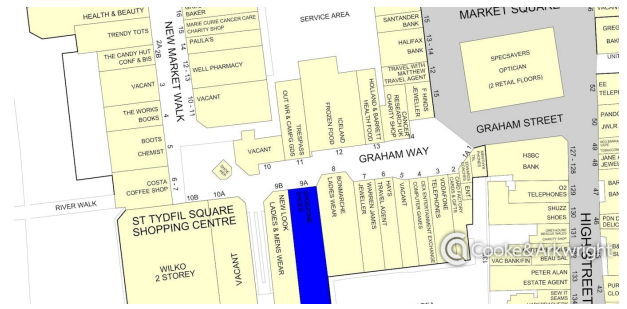
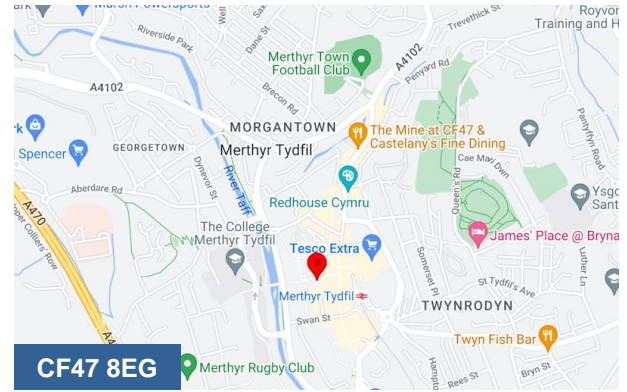
By appointment via sole letting agents Cooke & Arkwright.

Terms

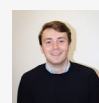
The unit is available to let on the basis of a new lease for a term to be agreed via effective full repairing and insuring terms via service charge.

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.



Viewing & Further Information



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