



## 8 Riverwalk

Riverwalk, Merthyr Tydfil, CF47 8EN

### TO LET: First Floor Retail Space in Merthyr Tydfil

10,985 sq ft  
(1,020.54 sq m)

- 1st Floor Sales 10,985 Sq.ft
- Quoting Rent
- Former Argos unit
- Grants Available

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## Summary

<b>Available Size</b>	10,985 sq ft
<b>Business Rates</b>	The unit is to be assessed. Interested parties are encouraged to make their own enquiries via the Local Rating Authority.
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	F (136)

## Description

The unit is accessed via the escalator in the main atrium of the mall. Further details on access and deliveries can be provided. Access is also provided via the service yard.

## 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.

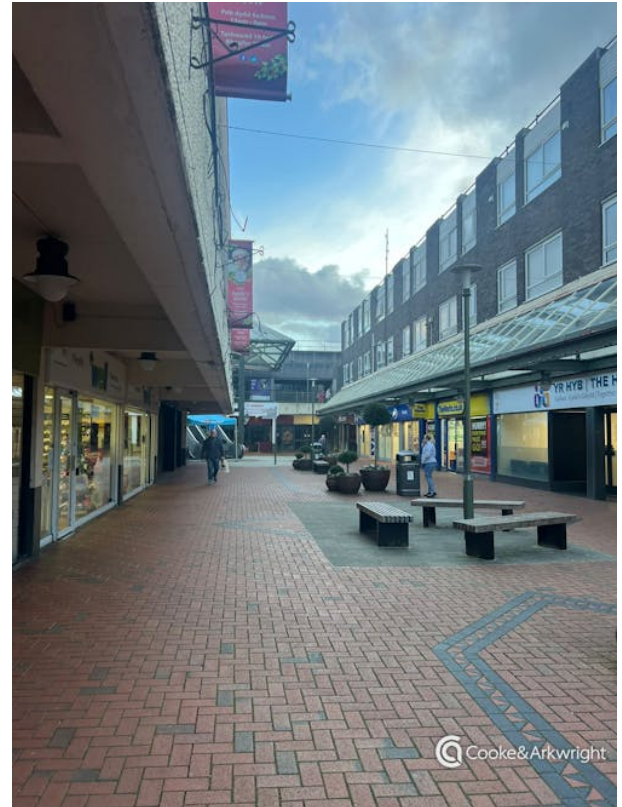
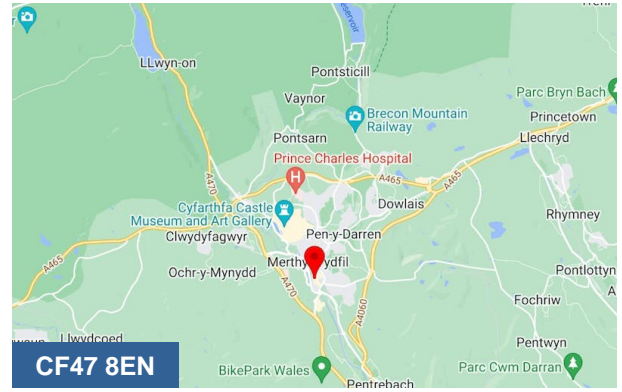
Occupiers on the first floor include Shaws the Drapers and a market.

## Accommodation

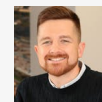
Name	sq ft	sq m
1st - Sales	10,985	1,020.54
<b>Total</b>	<b>10,985</b>	<b>1,020.54</b>

## 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.



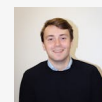
## Viewing & Further Information



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