



**5 Graham Way**  
Merthyr Tydfil, CF47 8ED

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

**1,458 sq ft**  
(135.45 sq m)

- 1,458 sq.ft Ground Floor Sales
- Suitable for New Businesses
- Quoting Rent £17,500 pax
- Grants Available

# 5 Graham Way, Merthyr Tydfil, CF47 8ED

## Summary

<b>Available Size</b>	1,458 sq ft
<b>Rent</b>	£17,500 per annum
<b>Rates Payable</b>	£8,158.75 per annum Interested parties are encouraged to make their own enquiries with the Local Rating Authority.
<b>Rateable Value</b>	£15,250
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (77)

## Description

The unit is accessed via single door from Graham Way. Access for deliveries is provided to the rear 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, Boots, 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.

Adjacent occupier is CeX with nearby occupiers including Vodafone, Warren James and Holland & Barrett.

## Accommodation

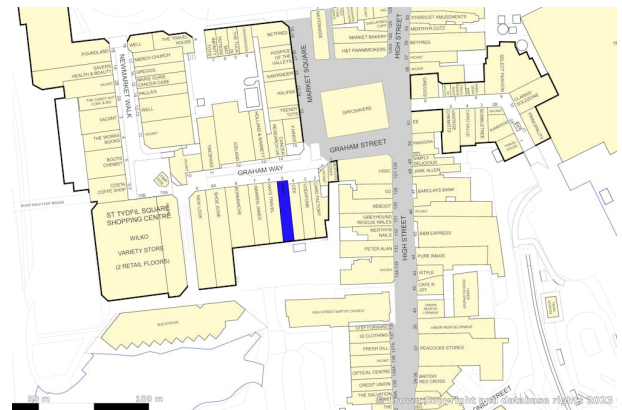
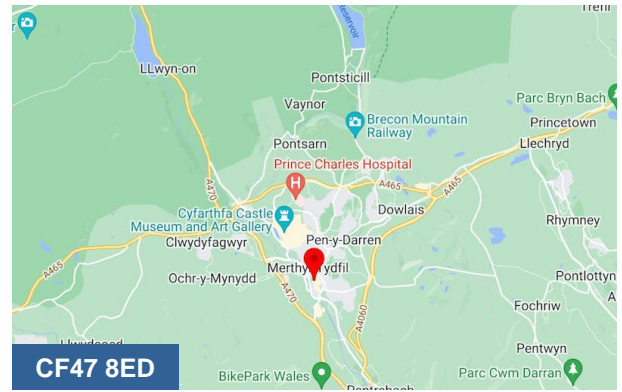
Name	sq ft	sq m
Unit	1,458	135.45
<b>Total</b>	<b>1,458</b>	<b>135.45</b>

## Terms

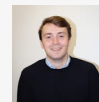
The unit is available to let on the basis of a new lease for a term to be agreed via effective full repairing and insuring terms via service charge.

## Viewings

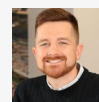
By appointment via sole letting agents Cooke & Arkwright.



## Viewing & Further Information



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