



## Unit 8 Victoria Street

St Tydfil Shopping Centre, Merthyr Tydfil, CF47 8EL

### Shop To Let

**1,416 sq ft**  
(131.55 sq m)

- 853 sq.ft Ground Floor Sales
- Quoting Rent £12,500 pax
- Prominent position in Victoria Street
- Occupiers within the scheme include Poundland, Costa Coffee and Iceland
- Grants Available

# Unit 8 Victoria Street, St Tydfil Shopping Centre, Merthyr Tydfil, CF47 8EL

## Summary

Available Size	1,416 sq ft
Rent	£12,500 per annum
Rates Payable	£6,687 per annum
Service Charge	TBC
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)

## Description

The unit can be accessed directly from Victoria Street by the double doors from the shop front.

## 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:

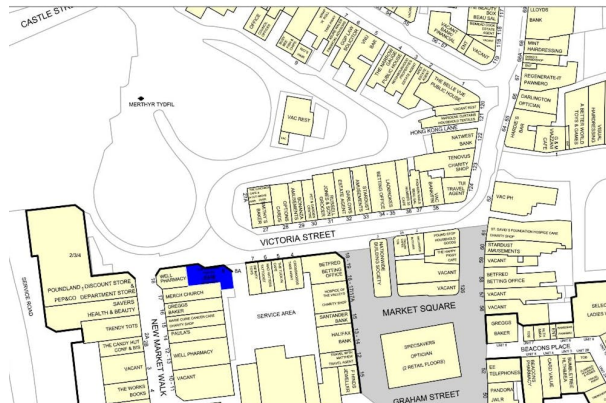
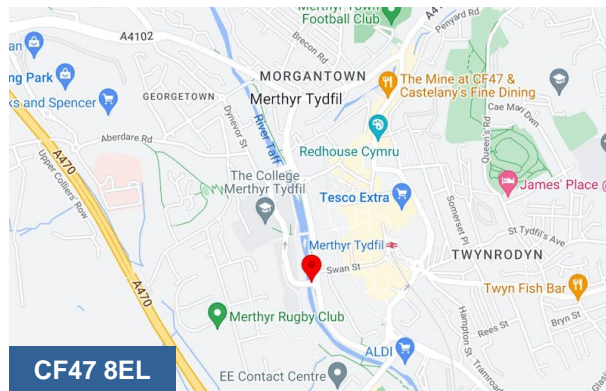
Name	sq ft	sq m
Basement	134	12.45
Ground - Sales Area	853	79.25
1st	429	39.86
<b>Total</b>	<b>1,416</b>	<b>131.56</b>

## Viewings

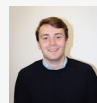
Strictly by appointment with sole agents Cooke & Arkwright.

## Terms

Subject to vacant possession, the shop is available to let via a new lease for a term to be agreed, on effective full repairing and insuring terms.



## Viewing & Further Information



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