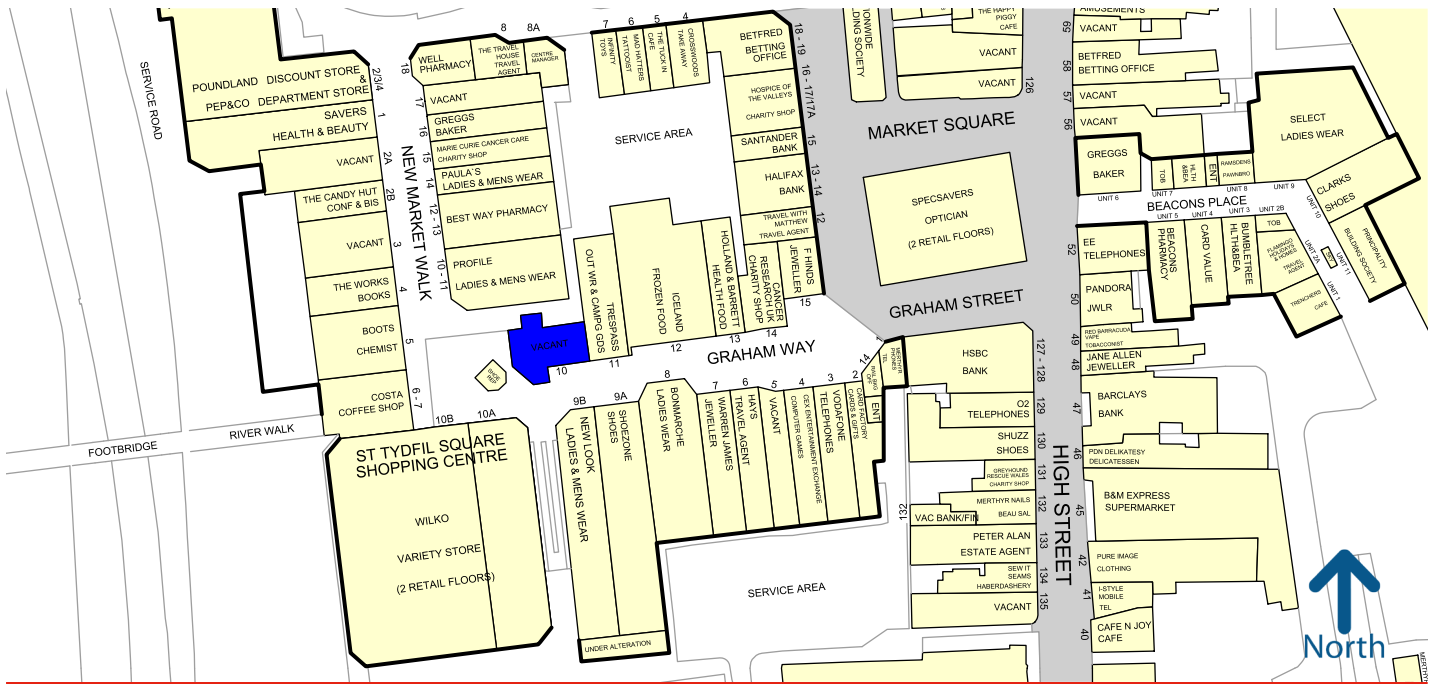


10 GRAHAM WAY, ST TYDFIL SHOPPING CENTRE
MERTHYR TYDFIL CF47 8EG



UNIT TO LET
GROUND FLOOR SALES - 1,171 SQ FT



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 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.

Adjacent occupier is Trespass with occupiers near by including Wilko, New Look, Shoe Zone and Costa.

DESCRIPTION

The unit is directly accessed from Graham Way. Access for deliveries is provided in the rear.

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.

Quoting rent **£16,000 pax**

RATEABLE VALUE

The 2017 Rateable Value for the property is:

Rateable value **£20,000**

Rates payable **£10,700**

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

SERVICE CHARGE

On account service charge for 2022 is £4,248 pa.

ACCOMMODATION

The property provides the following approximate areas and dimensions -

| Ground floor sales | 108.78 sq m | 1,171 sq ft |
|--------------------|-------------|-------------|
|--------------------|-------------|-------------|

EPC RATING

C-67

VAT

VAT is payable to the rent.

LEGAL COSTS

Each party to bear their own costs in dealing with this transaction.



VIEWING

To be arranged via sole letting agents:-

Ben Davies ben.davies@coark.com 029 2034 6311

REF: BD/102937 - FEB/2022

Ella Jefferies ella.jefferies@coark.com 029 2034 6316

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

Regulated by RICS

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