



## 2B New Market Walk

St. Tydfil Square Shopping Centre, Merthyr Tydfil, CF47 8EL

### Unit to Let

**475 sq ft**  
(44.13 sq m)

- 475 sq. ft. Ground Floor Sales
- Well configured unit
- Prominent position within scheme
- Occupiers nearby include; Greggs, Well Pharmacy, Poundland
- Grants available

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## Summary

<b>Available Size</b>	475 sq ft
<b>Rent</b>	£10,000 per annum
<b>Rates Payable</b>	£4,761.50 per sq ft
<b>Rateable Value</b>	£8,900
<b>Service Charge</b>	£5,261 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

St Tydfil Shopping Centre is the prime shopping destination in Merthyr Tydfil TownCentre. Occupiers within the scheme include Poundland, Iceland, New Look, Costa, Greggs and Savers. 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.

## Description

The unit can be accessed from New Market Walk, there is rear access for deliveries in the service area.

## Accommodation

The accommodation comprises the following areas:

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>
Ground - Sales	475	44.13
Basement - Ancillary	422	39.21
<b>Total</b>	<b>897</b>	<b>83.34</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.

## 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.

## Viewings

By appointment via sole letting agents Cooke & Arkwright.

