



12 Market Square

St Tydfil Square Shopping Centre, Merthyr Tydfil, CF47 8BY

Unit to Let

1,272 sq ft
(118.17 sq m)

- 758 sq ft Ground floor sales
- Well configured unit
- Prominent unit facing Market Square
- Nearby occupiers include; Specsavers, Halifax, F Hinds and Betfred

12 Market Square, St Tydfil Square Shopping Centre, Merthyr Tydfil, CF47 8BY

Summary

Available Size	1,272 sq ft
Rent	£12,500 per annum
Rates Payable	£7,800 per annum
Service Charge	TBC
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The unit can be accessed from Market Square, there is rear access for deliveries 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, 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:

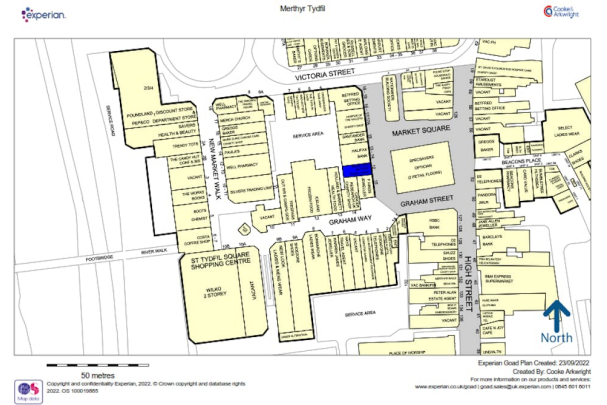
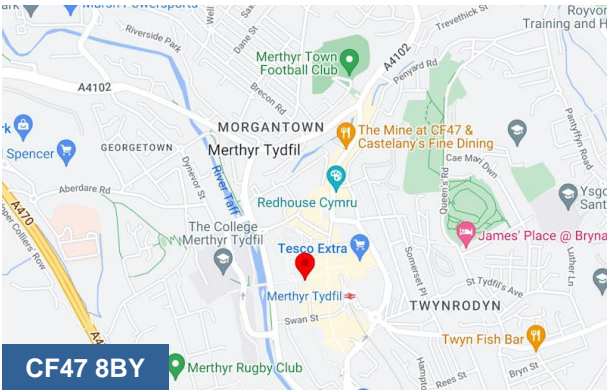
Name	sq ft	sq m
Ground - Ground Floor Sales	758	70.42
1st - First Floor Ancillary	514	47.75
Total	1,272	118.17

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.



Viewing & Further Information



Ben Davies
02920 346 311
ben.davies@coark.com



Sebastian Branfield
02920 346 315
seb.branfield@coark.com