



Martin Evans House

Avenue De Clichy, Merthyr Tydfil, CF47 8LD

For Sale / To Let: An opportunity to repurpose a quality office building, located in Merthyr town centre

4,407 to 13,355 sq ft
(409.42 to 1,240.72 sq m)

- Potential for Conversion
- Town Centre Location
- Car Parking
- Good Transport Connections

Martin Evans House, Avenue De Clichy, Merthyr Tydfil, CF47 8LD

Summary

| | |
|-----------------------|------------------------------------|
| Available Size | 4,407 to 13,355 sq ft |
| Business Rates | Upon Enquiry |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon Enquiry |

For Sale / To Let:

Price / Rent on application

Location

Merthyr is the largest town within the South Wales valleys region with a population of circa 60,000, and a regional catchment of 1 million plus within a 45-mile drive time.

The property is located in the town centre, benefiting from good transport connections.

Description

A modern, detached, 3-storey premises with dedicated car parking.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|---------------|-----------------|--------------|
| Ground | 4,472 | 415.46 | Available |
| 1st | 4,476 | 415.83 | Available |
| 2nd | 4,407 | 409.42 | Available |
| Total | 13,355 | 1,240.71 | |

Opportunity

Merthyr Tydfil is a very strategic partner in the Cardiff Capital Region City Deal, a programme agreed in 2016 between the UK & Welsh Governments and 10 local authorities in the Southeast Wales region.

The CCR programme is intended to generate extensive economic and social growth through a combination of Public and Private sector investment.

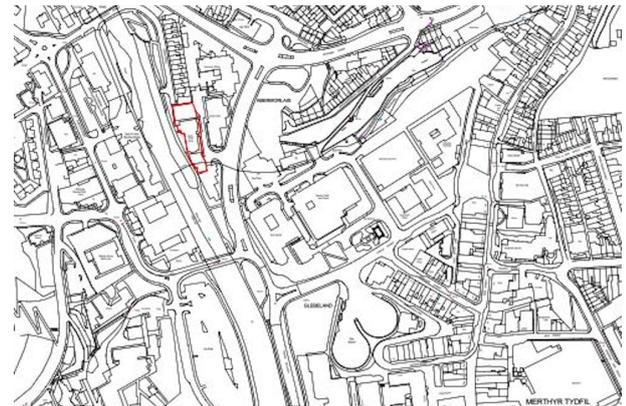
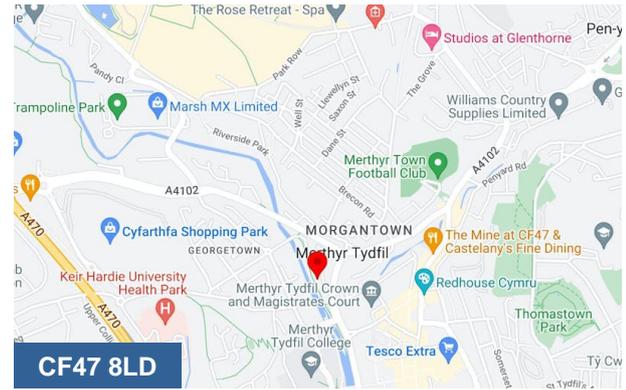
Merthyr Tydfil CBC are a key partner in the CCR deal and have been awarded over £25 million to transform the town centre and are keen to support the repurposing of the property.

There are many tourism and leisure opportunities within the Southwest valleys region and in and around Merthyr in particular.

The property offers genuine potential for conversion to a hotel. Supply of hotel rooms within the region is limited with many visitors and tourists noting being able to stay in the close proximity to the destinations being visited.

The initial design work has been undertaken to establish the potential for conversion.

The plans show an indicative layout for the building as a hotel.



Viewing & Further Information



Graham Davies

02920 346371

Graham.Davies@coark.com

Leisure Destination

Nearby leisure destinations include:

- Brecon Beacons National Park
- Dan yr Ogof and the National Show caves Centre for Wales
- Welsh Mining Experience
- Bike Park Wales
- Zip World Tower
- The Big Pit National Coal Museum
- Fforest Fawr Geopark
- Brecon Mountain Railway
- Parkwood Outdoors Dolygoer
- Rock UK Summit Centre

Further Information

For further information, please contact Graham Davies on 02920 346 371.