Cooke&Arkwright

To Let



Unit 13 Graham Way

Merthyr Tydfil, CF47 8EG

TO LET: Retail Shop in Merthyr Tydfil

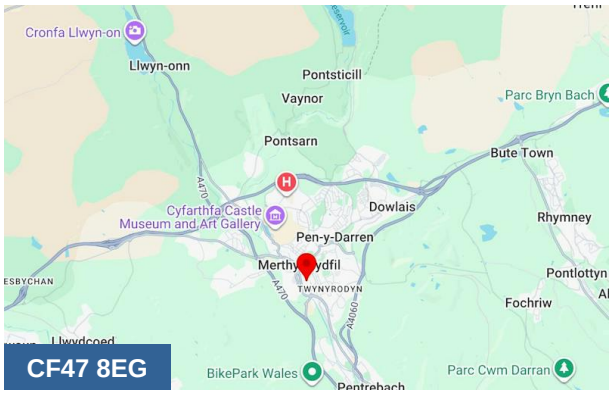
1,728 sq ft
(160.54 sq m)

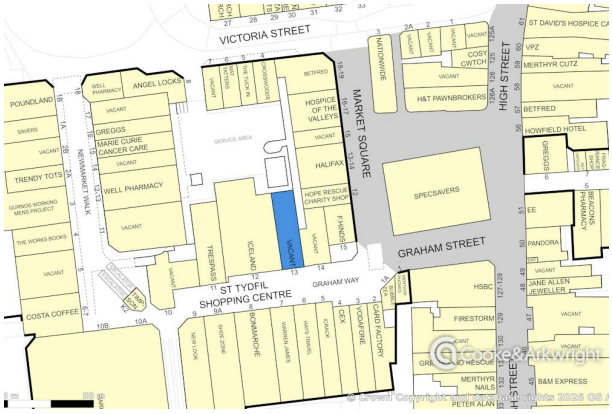
- 1,201 sq.ft Ground Floor Sales
- Suitable for New Businesses
- Quoting Rent £13,000 pax

Unit 13 Graham Way, Merthyr Tydfil, CF47 8EG

Summary

Available Size	1,728 sq ft
Rent	£13,000 per annum
Rates Payable	£5,898.50 per annum 1st April 2026
Rateable Value	£11,750
Service Charge	£9,456 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (87)







Location

St Tydfil Shopping Centre is the prime shopping destination in Merthyr Tydfil Town Centre. 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. Adjacent occupier is Iceland with nearby occupiers including Vodafone, Warren James and Icrack.

Description

The unit is well positioned and accessed from Graham Way. Access for deliveries is provide to the rear in the service area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	1,201	111.58
1st - Ancillary	527	48.96
Total	**1,728**	**160.54**

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.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the tenant will be required to provide satisfactory proof of identity at the point of agreement of heads of terms.

Viewings

By appointment via sole letting agents Cooke & Arkwright.

Viewing & Further Information



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

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