



15 Market Square
Merthyr Tydfil, CF47 8BY

SHOP TO LET

1,322 sq ft
(122.82 sq m)

- Quoting Rent £11,000 p.a.
- Ground Floor Sales - 672 sq. ft.
- Well Configured Open Plan Unit
- Prominent Position on Market Square
- Current Use A2 - Other Uses Considered STP

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Summary

Available Size	1,322 sq ft
Rent	£11,000 per annum
Rates Payable	£4,216.80 per annum 1st April 2026
Rateable Value	£8,400
Service Charge	£9,096 per annum
VAT	Applicable. Payable to rent and service charge.
Legal Fees	Each party to bear their own costs
EPC Rating	C (73)

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. Footfall figures can be provided upon request. The new bus station is located to the south of the scheme along with a new market hall which is situated within the center of the scheme. Merthyr benefits from good transport links to neighbouring towns via the A470 and A465.

Description

The unit comprises of a mid-terrace retail unit with ground floor retail and first floor ancillary accommodation. Staff amenities are located at the rear ground floor. The unit offers great visibility onto the market square and falls outside of the shopping center gated area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - SALES	672	62.43
1st - Ancillary	650	60.39
Total	1,322	122.82

Terms

The property is available to let on the basis of a new lease, FRI terms subject to a service charge and outside the Landlord & Tenant Act 1954.

Anti-Money Laundering Regulations

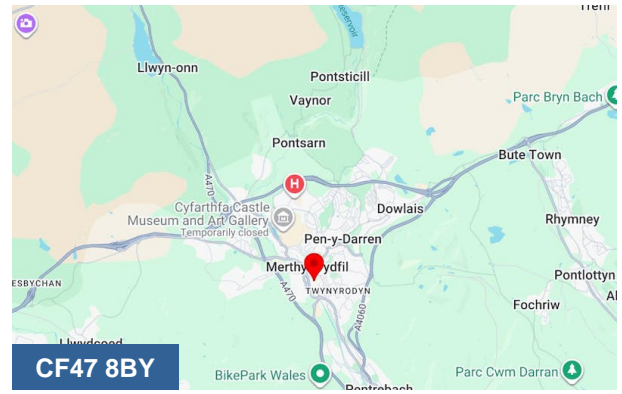
In accordance with Anti-Money Laundering Regulations, the tenant will be required to provide satisfactory proof of identity at the point of agreement of heads of terms.

Planning

We understand that the property benefits from A2 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



Viewing & Further Information



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