



15 Victoria Square

Aberdare, CF44 7LA

A3 Premises To Let

2,619 sq ft
(243.31 sq m)

- Excellent Location in Aberdare Town Centre
- A3 Use. Other Uses Considered Subject to Planning
- Premises to be Delivered in Whitebox Condition
- New Lease Available Subject to Terms and Vacant Possession

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Summary

Available Size	2,619 sq ft
Rent	Rent on application
Rates Payable	£7,384 per annum
Rateable Value	£13,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (67)

Location

Aberdare is located approximately 4 miles South West of Merthyr Tydfil and 24 miles North West of Cardiff. This busy town serves a population of circa 40,000 people. The property is located in a prime position on Victoria Square with occupiers nearby including Subway, Greggs, Card Centre and Specsavers.

Description

The property comprises a three storey building over ground, first and second floors with access being direct into the sales area from Victoria Square.

Accommodation

The accommodation comprises the following approximate areas:

Name	sq ft	sq m
Ground - Sales Area	900	83.61
Ground - Stores	239	22.20
Ancillary - First Floor Stores	740	68.75
Ancillary - Second Floor Stores	740	68.75
Total	2,619	243.31

Terms

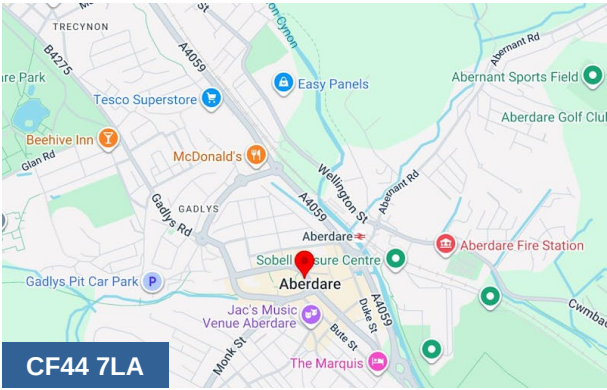
The property is available to let via a new lease with terms to be agreed, and subject to vacant possession.

Viewings

By appointment with sole letting agents Cooke & Arkwright.

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.



Viewing & Further Information



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