



Unit 14 Graham Way
Merthyr Tydfil, CF47 8EG

**TO LET: Retail Shop in
Merthyr Tydfil**

2,734 sq ft
(254 sq m)

- 1,425 sq.ft Ground Floor Sales
- Suitable for New Businesses
- Quoting Rent £18,500 pax

Unit 14 Graham Way, Merthyr Tydfil, CF47 8EG

Summary

Available Size	2,734 sq ft
Rent	£18,500 per annum
Rates Payable	£12,070 per annum
Rateable Value	£21,250
Service Charge	£16,395.84 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

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 Holland & Barrett with nearby occupiers including Vodafone, Warren James and Iceland.

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:

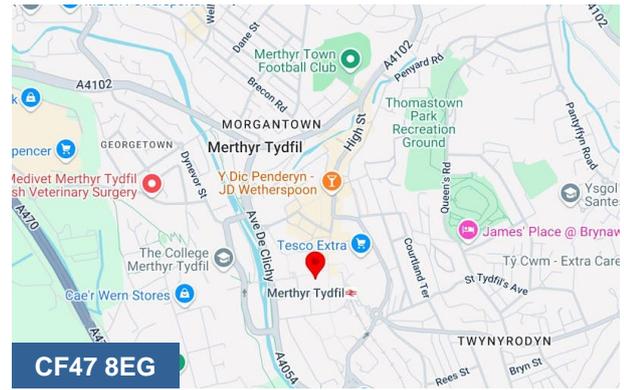
Name	sq ft	sq m
Ground - Sales	1,425	132.39
1st - Ancillary	1,309	121.61
Total	2,734	254

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.

Viewings

By appointment via sole letting agents Cooke & Arkwright.



Viewing & Further Information



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