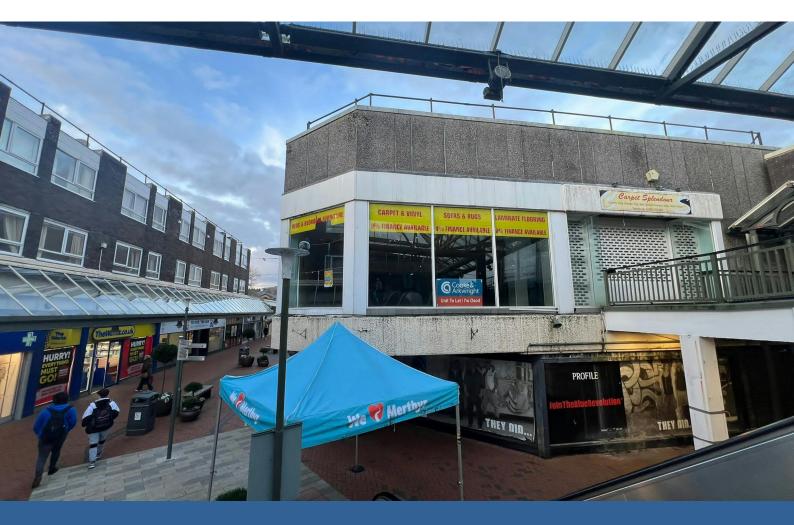


To Let



8 Riverwalk Riverwalk, Merthyr Tydfil, CF47 8EN

TO LET: First Floor Retail Space in Merthyr Tydfil

10,985 sq ft (1,020.54 sq m)

- 1st Floor Sales 10,985 Sq.ft
- Quoting Rent
- Former Argos unit
- Grants Available

8 Riverwalk, Riverwalk, Merthyr Tydfil, CF47 8EN

Summary

Available Size	10,985 sq ft
Business Rates	The unit is to be assessed. Interested parties are encouraged to make their own enquiries via the Local Rating Authority.
Service Charge	ТВС
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	F (136)

Description

The unit is accessed via the escalator in the main atrium of the mall. Further details on access and deliveries can be provided. Access is also provided via the service yard.

Location

St Tydfil shopping centre is the prime shopping destination in Merthyr Tydfil town centre. Occupiers within the scheme include Poundland, Iceland, Boots, Costa, Greggs and Savers. Footfall figures can be provided on request.

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.

Occupiers on the first floor include Shaws the Drapers and a market.

Accommodation

Name	sq ft	sq m
1st - Sales	10,985	1,020.54
Total	10,985	1,020.54

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 a service charge.





Viewing & Further Information



Ben Davies 02920 346 311 ben.davies@coark.com



Sebastian Branfield

02920 346 315 seb.branfield@coark.com

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.co

Cooke & Arkwright for themselves and for the vendor/lessor of this property whose agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Cooke & Arkwright for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Cooke & Arkwright nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated. 6. Cooke & Arkwright is a trading name of Cooke & Arkwright Limited. Generated on 26/03/2024