

To Let



Ground Floor Retail Unit 118 High Street Merthyr Tydfil CF47 8AP

- Located in the heart of Merthyr Tydfil town centre
- Available Immediately
- Ground floor retail area 44.21 m² / 475 sq. ft
- Suitable for various uses (subject to the required consent)

Location

Merthyr Tydfil is a substantial town located just to the south of the A465 Heads of the Valleys Road approximately 25-miles to the north of Cardiff. Merthyr Tydfil has a population of approximately 56,000 (Census 2001) and acts as business and shopping centre for a wide area covering the Heads of the Valleys. Merthyr Tydfil also has some substantial employers including, Triumph Business Systems, Merthyr Tydfil County Borough Council, North Glamorgan NHS Trust and R Tek Ltd. Merthyr Tydfil benefits from good road communications.

The premises are located on High Street one of the main commercial thoroughfares in Merthyr Tydfil Town Centre. The area has a mixture of users including Public Houses, office, retail, A1 and A2 as well as A3 occupiers.

Description

The property comprises a mid-terraced unit arranged over ground and lower ground floor levels having fully glazed frontage onto High Street.

The unit is accessed via a personnel door leading directly into the front open plan sales area and small rear sub office. This area has suspended ceilings with inset lighting.

An internal stairway provides access to the basement area which comprises a kitchen, storage and WC facilities.

Accommodation

The accommodation as follows has been measured on a gross internal area basis in accordance with RICS Property Measurement, 2nd Edition, January 2018:-

	sq m	sq ft
Ground Floor Retail	44.21	475
Ground Floor Office	8.70	94
Basement Kitchen/Storage	39.44	425
Basement WC	-	-
Total	92.35	995

Car Parking

Town centre car parking available.

Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Quoting Rental

£12,500 (Twelve Thousand Five Hundred Pounds) per annum exclusive.

Service Charge

The ingoing tenant will be liable to pay a service charge for the standard Landlord's outgoings i.e., upkeep of the external fabric of the premises and common parts. Further details are available upon request.

Energy Performance Rating

TBC

Rateable Value

Current Rateable Value: 1st April 2023 to present.

Description: Offices & Premises

Rateable Value: £4,500 per annum

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority and any further enquiries will need to be made to Merthyr Tydfil County Borough Council – www.merthyr.gov.uk.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

Contact

For more information contact Haydn Thomas:

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Important Notice

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**HUTCHINGS
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