

TO LET



Ground Floor & Basement 30-31 Lower High Street Merthyr Tydfil CF47 8DP

- Suitable for a variety of uses including Bar, Restaurant, Retail etc (Subject to Planning).
- Ground Floor Sales area 645 sq. ft (59.94 m²).
- The property to be Let "As Seen" with fully fitted kitchen and bar area.
- The unit has a prominent location and is well positioned in terms of proximity to the central bus and rail stations.

Location

The subject property is located on Lower High Street one of the main commercial thoroughfares of Merthyr town centre.

The property holds a prominent corner location and is within close proximity to the town's railway station and bus station.

Surrounding occupiers include a variety of uses including retail, Restaurants, offices, and residential occupiers.

Description

The subject property comprises a ground floor unit accessed from Lower High Street with return frontage on High Street and Masonic Street.

The unit comprises a ground floor open plan area with bar along with kitchen, preparation stores and disabled WCs.

An internal staircase gives access to the lower ground floor which provides further open plan space with WCs, shower, and further storage.

Accommodation

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

Ground Floor	sq ft	sq m
Sales	645	59.94
Kitchen	73	6.84
Prep/Stores area	58	5.44
Ground Floor IT Stores	-	-
Disabled WC	-	-
Basement Area		
Open Plan area	309	28.71
Shower & WCs	-	-
Stores	97	8.9

Tenure & Terms

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

Quoting Rental

£18,500 (Eighteen Thousand Five Hundred Pounds) per annum exclusive.

Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property will fall within the acceptable energy performance range for the purposes of the Act, being rated as 127 /F. (Certificate N° 9511-3076-0723-0100-3425. Valid until 22nd June 2022). A new EPC is currently being undertaken and will be made available in due course.

Rateable Value

Description: Restaurant and Premises

Rateable Value: £3,950 (2017 List)

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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