

# To Let



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

- Immediately Available
- Located on a busy town centre thoroughfare.
- Suitable for various uses (subject to the required consent)
- Total net internal area 995 sq. ft / 92.35 m<sup>2</sup>

## 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.

Situated in a prominent and well-established High-Street location, the premises benefits from excellent frontage, strong passing trade and close proximity to other local retailers and amenities positioning your business squarely where customers already are being ideal for businesses looking to scale, rebrand or secure a visible retail presence in Merthyr Tydfil in a prime location.

## 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 with small rear sub office providing a bright modern and flexible open space suitable for a wide range of uses.

An internal stairway provides access to the basement area divided into several highly practical rooms, including a kitchen and WC facilities.

## Accommodation

The accommodation as follows has been measured on a net internal area basis in accordance with the latest edition of the RICS Code of Measuring Practice:-

	sq m	sq ft
Ground Floor Retail	44.21	475
Ground Floor Office	8.70	94
Basement Kitchen/Storage	39.44	425
Basement WC	-	-
<b>TOTAL NIA</b>	<b>92.35</b>	<b>995</b>

## 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

£10,000 (Ten Thousand 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 C / 56. (Certificate N° 4853-7228-9659-0870-15701. Valid until 2nd November 2035). A copy of the certificate is available upon request.

## Rateable Value

**Current Rateable Value 1st April 2023 to present:-**

**Description:** Shop & Premises

**Rateable Value:** £4,500 per annum

**Future Rateable Value from 1st April 2026**

**Description:** Shop & Premises

**Rateable Value:** £5,000 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](http://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.

## Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

## Contact

For more information contact Haydn Thomas or Daniel Evans:

### Haydn Thomas

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[ht@hutchings-thomas.co.uk](mailto:ht@hutchings-thomas.co.uk)

### Daniel Evans

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 NEIGHBOURHOOD.PROPERTIES

#### Important Notice

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