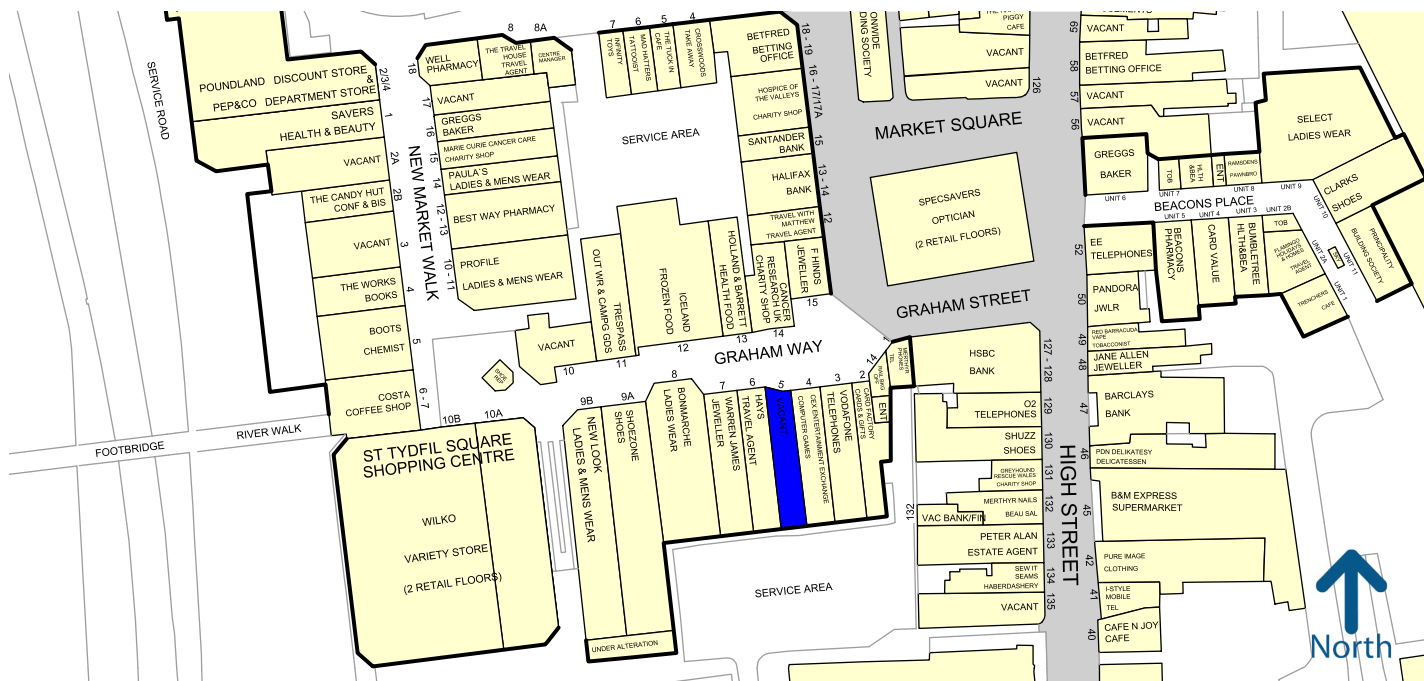


**5 GRAHAM WAY, ST TYDFIL SHOPPING CENTRE**  
MERTHYR TYDFIL CF47 8ED



**UNIT TO LET**  
**GROUND FLOOR SALES - 1,458 SQ FT**



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 upon 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.

Adjacent occupier is CeX with nearby occupiers including Vodafone, Warren James and Holland & Barrett.

## DESCRIPTION

The unit is accessed via single door from Graham Way. Access for deliveries is provided to the rear in the service area.

## 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.

## SERVICE CHARGE

The on account service charge for 2022 is- £6,837 pa

## ACCOMMODATION

The property provides the following approximate areas and dimensions:-

Ground floor sales	135.45 sq m	1,458 sq ft
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## EPC RATING

Available upon request.

## VAT

VAT is payable to the rent.

## LEGAL COSTS

Each party to bear their own costs in dealing with this transaction.

Quoting rent **£17,500 pax**

## RATEABLE VALUE

The 2017 Rateable Value for the property is:

Rateable value **£15,250**

Rates payable **£8,158**

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.



## VIEWING

To be arranged via sole letting agents:-  
Ben Davies [ben.davies@coark.com](mailto:ben.davies@coark.com) 029 2034 6311

REF: BD/102936 - JAN/2022

Ella Jefferies [ella.jefferies@coark.com](mailto:ella.jefferies@coark.com) 029 2034 6316

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 [www.coark.com](http://www.coark.com)

Regulated by RICS

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