

RETAIL UNIT TO LET



- PROMINENT RETAIL UNIT FRONTING ONTO VICTORIA STREET IN MERTHYR TOWN CENTRE
- BENEFITING FROM RETURN GLAZED FRONTAGE
- RECENTLY FULLY REFURBISHED RETAIL UNIT, NOW READY FOR NEW TENANT FIT-OUT WORKS
- ROLLER SHUTTERS
- GOOD SIZED TANKED BASEMENT PROVIDING ANCILLARY ACCOMMODATION – IN VERY GOOD CONDITION
- SHOULD BE OF INTEREST TO LOCAL BUSINESSES SEEKING GOOD QUALITY RETAIL SPACE
- VICTORIA STREET IS A POPULAR LOCATION WITH A NUMBER OF ESTABLISHED LOCAL INDEPENDENT BUSINESSES
- ALSO LOCATED DIRECTLY OPPOSITE THE NEW GLEBELAND SITE DEVELOPMENT, WHICH HAS SEEN THE FORMER BUS STATION TRANSFORMED INTO A PUBLIC AND EVENT SPACE WITH GREEN INFRASTRUCTURE, STREET FURNITURE, NEW LIGHTING AND PLANS FOR A NEW PLAYGROUND

**27 VICTORIA STREET, MERTHYR TYDFIL,
CF47 8BW**

LOCATION

The property is located in Merthyr Tydfil, approximately 23 miles north of Cardiff via the A470. The town benefits from good road and public transport access. The property occupies a good prominent position on Victoria Street, directly opposite St Tydfil Shopping Centre and within a short walk to the High Street and Beacons Place Shopping Centre. The new bus station is located to the south of the subject property, whilst Merthyr benefits from good transport links to neighbouring towns via the A470 and A465. The new Glebeland development site is located directly opposite the subject unit and is now providing open public and event spaces with green infrastructure, street furniture and new lighting and plans for a new playground.

ACCOMMODATION

The available retail accommodation forms part of a multi-tenanted commercial building, with 4 self-contained units across both ground floor and first floor. The subject retail unit is located on the ground floor & basement with return glazed frontage. The property has in recent years benefited from full refurbishment throughout and is ready for a new tenant to take occupation of the unit. There is a basement which provides good quality useable ancillary / storage / staff kitchenette facilities. There is also a good quality staff WC.

The retail unit specification includes the following: -

- Return glazed frontage
- Roller shutters
- LED Lighting
- Independent electricity supply/heating
- Concrete floor awaiting tenant fit-out
- Freshly painted throughout and new ceiling tiles
- Tanked basement in good condition



The property provides the following approximate floor areas (these areas are subject to on-site verification and are not to be relied upon).

Ground Floor Retail Area:	c. 511 sqft	c. 47.5 sq.m
Basement Ancillary:	c. 416 sqft	c. 38.63 sq.m
Total NIA:	c. 927 sqft	c. 86.12 sq.m



PLANNING

The retail unit has most recently been trading as a Coffee Shop / Bakery business. The landlord is ideally seeking occupiers who are able to trade under A1 retail use, although certain A2 or A3 occupiers may be considered depending on the specific use and subject to securing any necessary planning consents.

TERMS

New lease terms to be agreed, subject to an effectively full repairing and insuring lease.

QUOTING RENT

£12,500 per annum exclusive of business rates and insurance.

There is no VAT payable on the rent and there is no standard service charge payable, other than the building insurance contribution.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

EPC

53 – C rating (valid until 21/02/2034)

RATEABLE VALUE

£6,900 (April 2026)

UBR: 0.350 (From 1st April 2026)

Interested parties should check with the Local Council as to whether they are eligible for any small business rates relief. As the Rateable Value is between £6,000-£12,000, it is expected that the new occupier will benefit from rates relief under the Small Business Rates Relief Scheme in Wales. The Welsh Government provides non-domestic rates relief to eligible small businesses.

- eligible business premises with a rateable value of up to £6,000 will receive 100% relief; and
- those with a rateable value between £6,001 and £12,000 will receive relief on a tapered basis from 100% to zero

VIEWING & FURTHER INFORMATION

All viewings strictly via pre-arranged viewing appointment only



Please contact sole marketing agents,

DTR Surveyors: -

Contact: David Rowlands

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Mobile: 07986 960494

Jan 2026

DTR Surveyors, 19B Boverton Road, Llantwit Major, CF61 1XZ

Subject To Contract: DTR Surveyors for themselves and for the vendors or lessors of this property whose agent they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (ii) no person in the employment of DTR Surveyors has any authority to make or give any representation or warranty whatsoever in relation to this property. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



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