



PROMINENT SHOP UNIT
TO LET

UNIT 9
BEACONS PLACE
MERTHYR TYDFIL
CF47 8DF

- GROUND FLOOR – 3,886 SQFT (MAY SPLIT)
- SUITABLE FOR VARIOUS USES
- HIGH FOOTFALL LOCATION



TO LET

LOCATION

Beacon's Place Shopping Centre is situated on the High Street in the centre of Merthyr Tydfil and provides the town's prime retail pitch together with Tydfil Square.

The Centre therefore provides a key pedestrian link between the car park and High Street and the St Tydfil Square Shopping Centre.

The premises form part of Beacons Place Shopping Centre adjoining the Tesco Superstore and 530 space car park and comprise retail space with ancillary accommodation at first floor.

DESCRIPTION & ACCOMMODATION

The property comprises a large ground floor shop unit with ancillary accommodation at first floor level.

The approximate floor areas are as follows: -

Ground Floor Sales	3,886 sqft	361.08 sqm
First Floor Ancillary	3,745 sqft	347.92 sqm
WC		

TERMS

The premises are available on a new effectively full repairing and insuring lease by way of service charge for a term to be agreed.

RENT

On application.

SERVICE CHARGE

The service charge for the year ending 24th May 2024 is £33,152 plus VAT.

RATES

Our inspection of the rating list shows the following assessment for the subject property.

Current Rateable Value	£35,000
Rates Payable (2024/25)	£19,670

The Welsh Government will be providing rates relief for all retail, leisure and hospitality businesses. Eligible ratepayers will receive 40% non-domestic rates relief for the financial year 2024/25. This will be capped at £110,000 per business across Wales. Please discuss with the Local Authority to check whether you are eligible for any rates relief.

EPC

The property has an EPC Rating of D:90.

A copy of the Energy Performance Certificate is available on request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

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

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Philip Gwyther • Tel: 07775 910994 • E-mail: philip@ejhales.co.uk

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

