



PRIME SHOP – TO LET

UNIT 2
BEACONS PLACE
MERTHYR TYDFIL
CF47 8DF

HIGH FOOTFALL LOCATION



TO LET

LOCATION

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

The shopping centre is strategically located between Tydfil Square to the east and Tesco and a 530 space surface car park to the west. The centre therefore provides a key pedestrian link between the Tesco Store, car park and High Street / St Tydfil Shopping Centre.

DESCRIPTION

The premises are situated towards the southern entrance of the scheme in close proximity to Tesco and comprises retail space with ancillary accommodation at first floor level.

ACCOMMODATION

The property comprises the following approximate areas:-

Ground Floor Sales	103.2 sqm	1,111 sq ft
First Floor Ancillary	112.2 sqm	1,208 sq ft
WC		

TERMS

The premises are available on a new lease for a term to be agreed.

RENT

On application.

SERVICE CHARGE

The tenant will be responsible for paying a fair proportion of the building service charge, which will be based upon a pro rata proportion against the whole building. The current year service charge is £12,890 plus VAT.

RATES

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

Current Rateable Value	£21,500
Rates Payable (2024/25)	£12,083

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 C:64.

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, E J 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.

