

UNDER OFFER

Annual  
Footfall  
Circa  
**2m**



TO LET

Retail Unit

Ground and First Floor

4000 - 6000 sq.ft

(371 - 557 sq.m)

Unit 9, Beacons Place, Merthyr Tydfil, Mid Glamorgan, CF47 8DF

- Located on a visible corner of the busy Beacons Parade Centre between the main town centre Tesco car park and the High St
- Ground and first floor retail premises
- 500 car park spaces
- Nearby retailers include Principality, Travel House and Greggs

**LCP.**  
part of MCore

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UNDER OFFER

CLARKS

GREGGS

RAMSDENS

BEACONS PLACE

TO LET

Bumblebee

BEACONS PHARMACY

CARD VALUE

TRAVEL HOUSE



HIGH STREET



STARDUST AMUSEMENTS

VACANT

BETFRED BETTING OFFICE

KEYVAPOURS

The Fragrance Shop

ENT

UNIT 8

UNIT 9

UNIT 6

UNIT 7

UNIT 5

UNIT 4

UNIT 3

UNIT 2B

UNIT 10

UNIT 2A

SKY

UNIT 11

UNIT 1

EE TELEPHONES

PANDORA JWLR

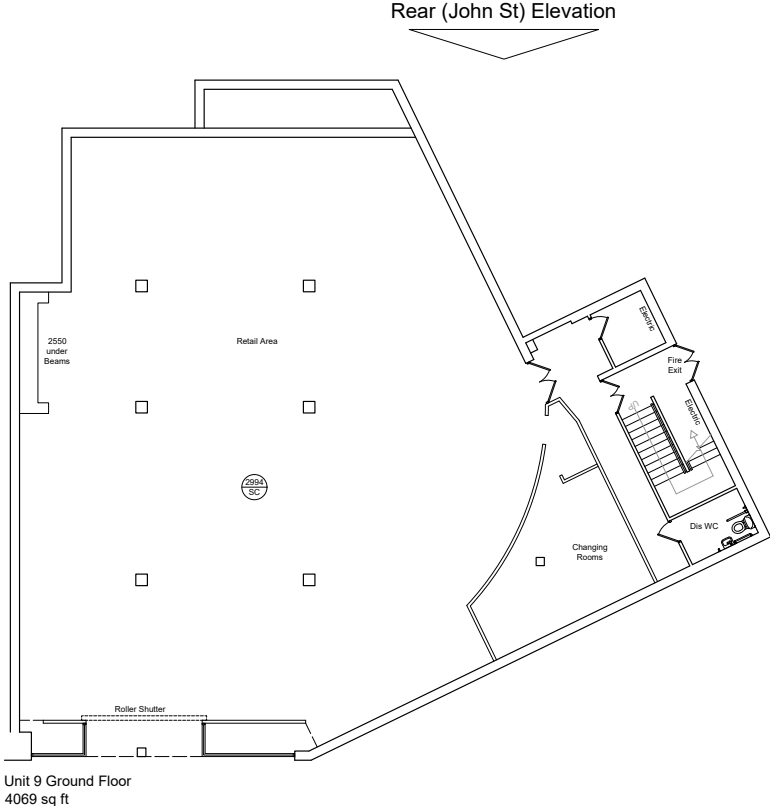
RED BARRACUDA VAPE TOBACCONIST

JANE ALLEN JEWELLER

BARCLAYS

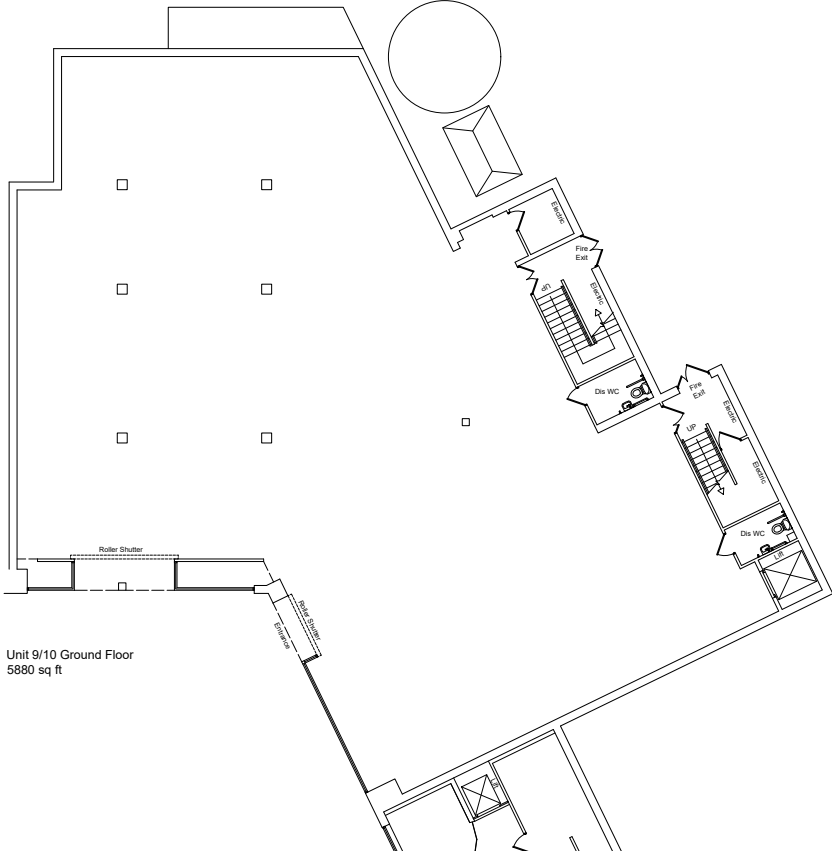
Option A

Ground Floor  
4,069 Sqft



Option B

Ground Floor  
5,880 Sqft



## Unit 9, Beacons Place, Merthyr Tydfil, Mid Glamorgan, CF47 8DF

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	3,886	361.08
First Floor	3,745	347.92
<b>TOTAL</b>	<b>7,631</b>	<b>709</b>

**Rent**  
POA

**Rateable Value**  
£35,000

**Rates Payable (2024/25)**  
£19,670 per annum.

### Services

The unit has electricity and water connected.

### Service Charge & Insurance

The service charge for the year ending 31st December 2023 was £33,152 plus VAT. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

The property has an EPC Rating of D:90.

### Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



### Description

Beacons Place is a modern, covered mall constructed in 2003 – providing 13 retail units at ground floor with ancillary accommodation above. The modern design provides excellent natural light through large atriums and flexible units that can be adjusted according to tenant demand. The centre has two entrances. One with prime frontage on to the pedestrianised section of the High Street – facing Market Square – the second immediately next to Tesco Extra and the 500-space car park.

### Location - CF47 8DF

Merthyr Tydfil is the prime commercial centre serving the South Wales Valleys area.

Strategic location near key routes to Cardiff and Brecon Beacons National Park, surrounded by a vibrant commercial environment.

### Viewing

Strictly via prior appointment with the appointed agent:



Philip Gwyther 07775 910994  
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Owned and Managed by

**LCP.**  
part of M<sup>2</sup>Core

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