



Annual
Footfall
Circa
1.7m

TO LET
Retail Unit

Ground Floor **3,886 sq.ft** (361.08 sq.m)
First Floor **3,745 sq.ft** (347.92 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

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part of MCore

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400123**



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



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TESCO
Extra

TO LET

HIGH STREET

GREGGS

KEYVAPOURS

The Fragrance Shop

ENT

RAMSDENS

UNIT 6

UNIT 7

UNIT 8

UNIT 9

BEACONS PLACE

UNIT 5

UNIT 4

UNIT 3

UNIT 2B

UNIT 10

EE
TELEPHONES

BEACONS
PHARMACY

CARD VALUE

Bumbletree

KEYVAPOURS

RUGGERS

UNIT 2A

SKY

UNIT 11

Principality

PANDORA
JWLR

TRAVEL
HOUSE

RED BARRACUDA
VAPE
TOBACCONIST

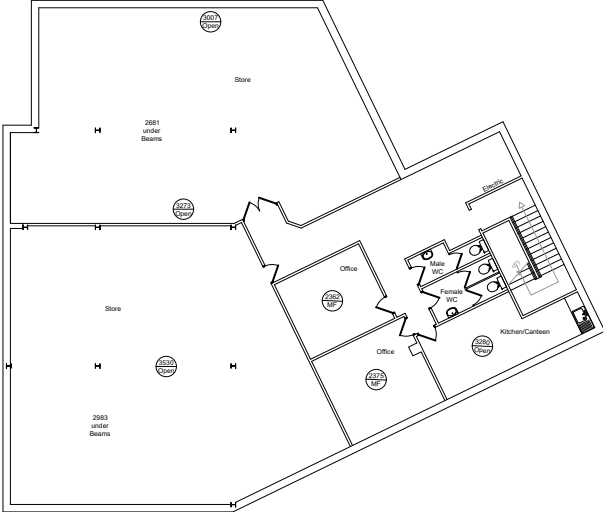
JANE ALLEN
JEWELLER

BARCLAYS



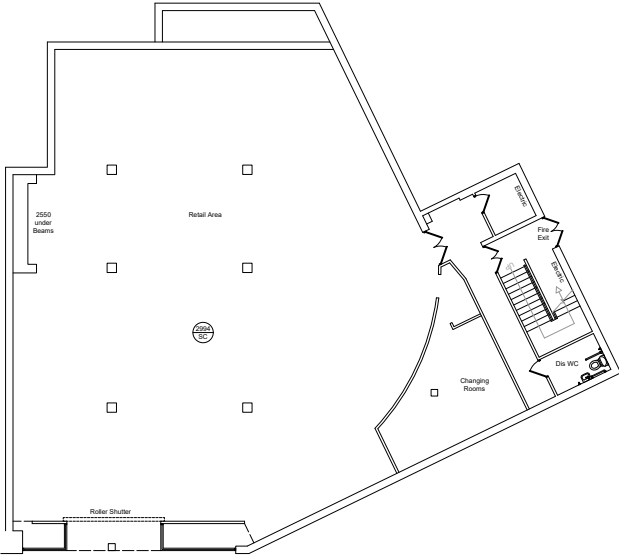
500 Car
Parking Spaces

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

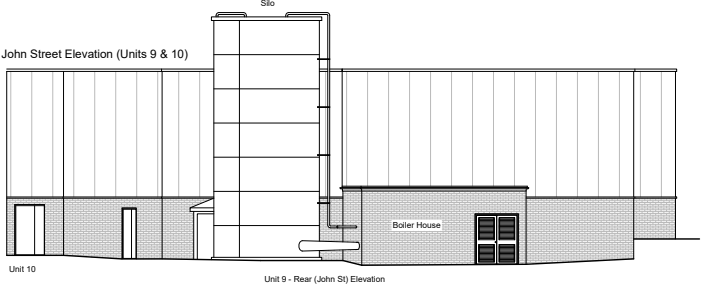
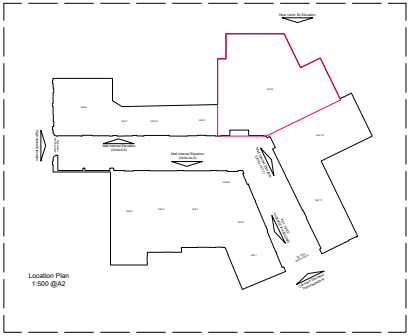
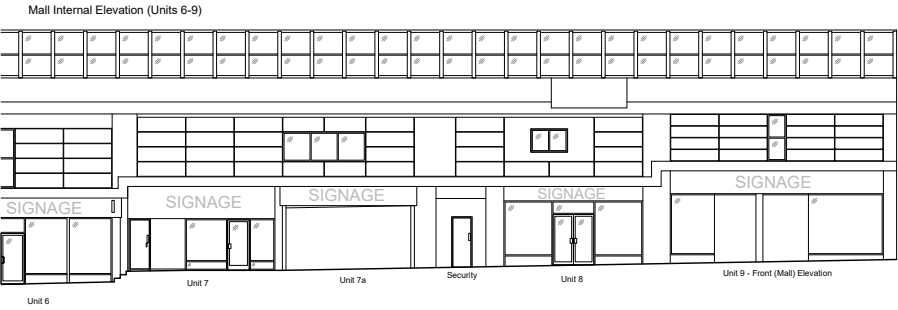


Unit 9 First Floor
3812 sq ft

Rear (John St) Elevation



Unit 9 Ground Floor
4069 sq ft



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
TOTAL	7,631	709

Rent

£32,500 pa exclusive of rates, VAT and service charge.

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 shopping centre 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.

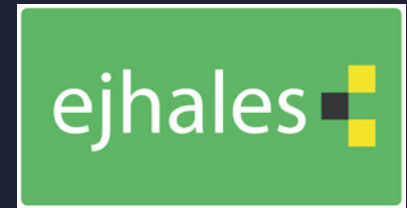
Location - CF47 8DF

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:



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