



TO LET

Retail Unit

Ground Floor **1,111 sq.ft** (103.2 sq.m)

First Floor **1,208 sq.ft** (112.2 sq.m)

Unit 2, 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

**01384
400123**

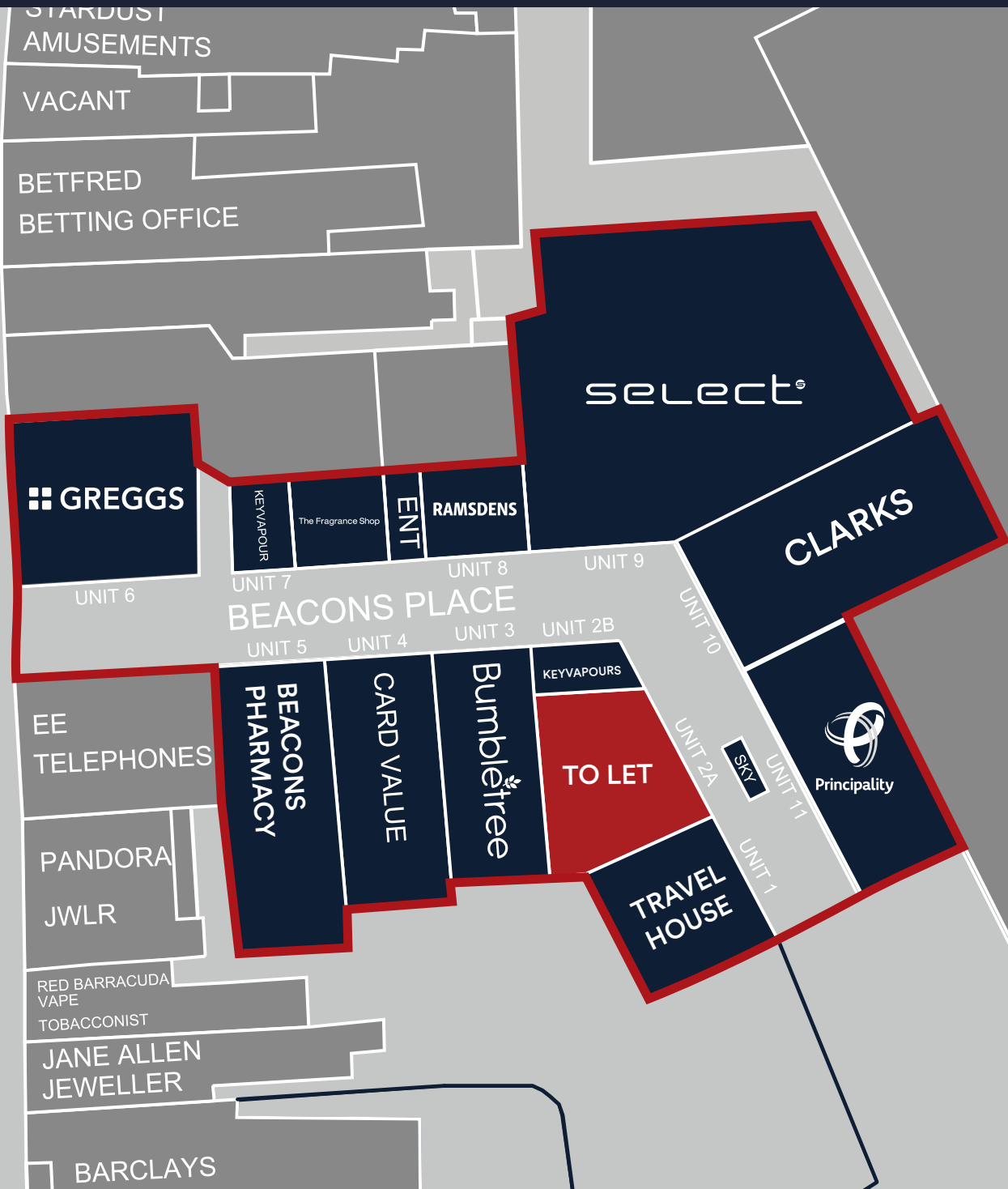
searchlcp.co.uk



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HIGH STREET

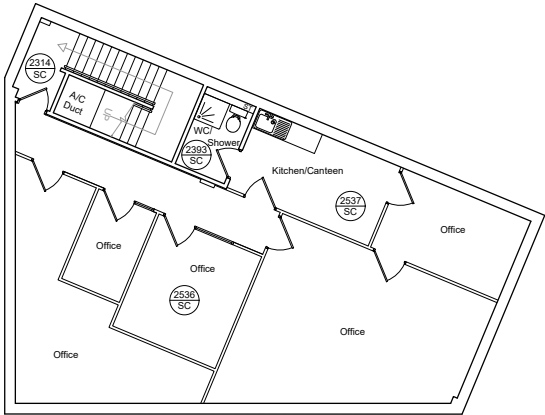


TESCO
extra

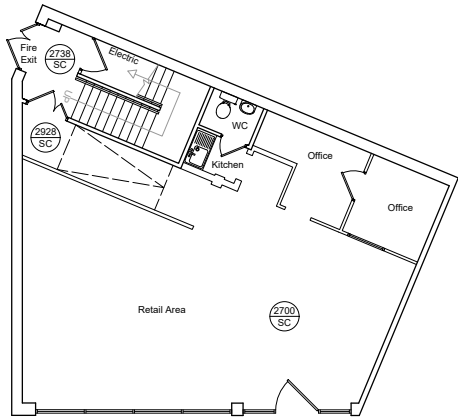


500 Car
Parking Spaces

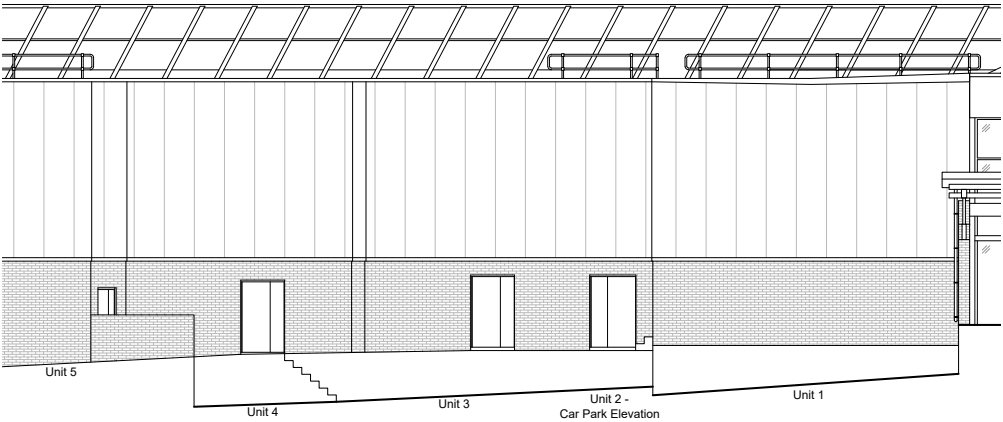
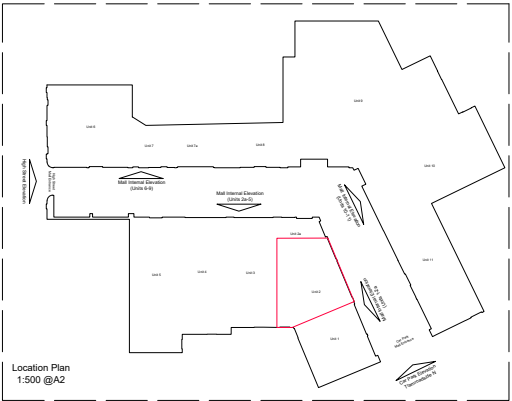
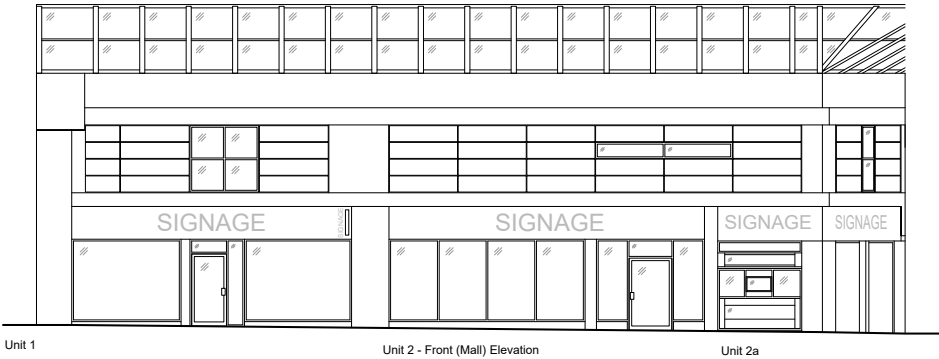
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Unit 2 First Floor
1208 sq ft



Unit 2 Ground Floor
1111 sq ft



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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,111	103.2
First Floor	1,208	112.2
TOTAL	2,319	215.4

Rent
POA.

Rateable Value
£21,500 per annum.

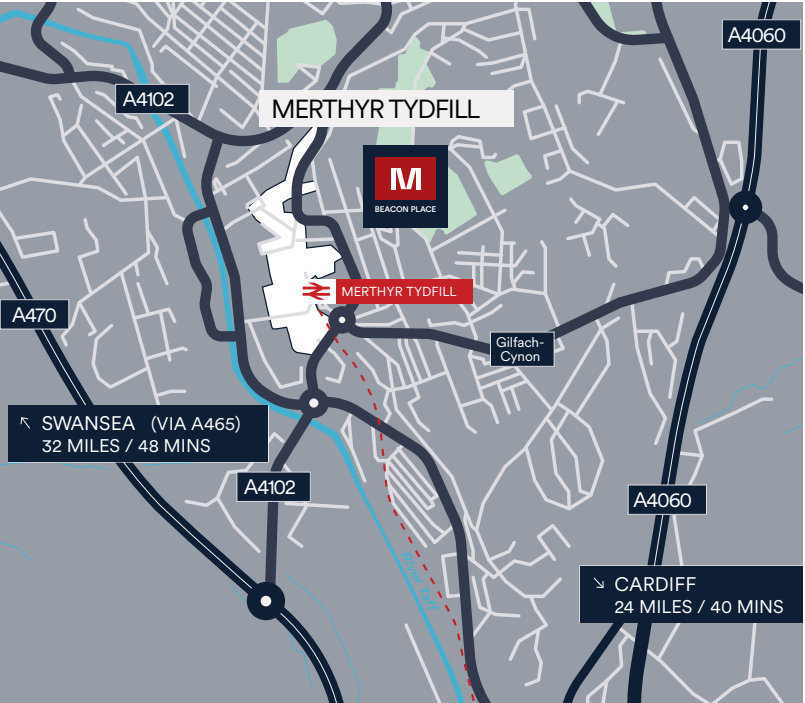
Services
The unit has electricity and water connected.

Service Charge & Insurance
Service charge £12,900. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance
Further information available upon request.

Planning
We understand that the property has established consent for E (commercial, business and service) – this includes A1, A2, A3, B1, D1 (a-b) and indoor sport from D2e. It may be suitable for alternative uses, subject to planning.

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.

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Viewing
Strictly via prior appointment with the appointed agent:



Philip Gwyther 07775 910994
philip@ejhales.co.uk

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0117 990 2200

searchlcp.co.uk

George Watson 07423 662487
GWatson@lcpproperties.co.uk

George Kearney 07714 679202
GKearney@lcpproperties.co.uk

Rakesh Joshi 07741 385322
RJoshi@lcpproperties.co.uk