

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

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400123**

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HIGH STREET



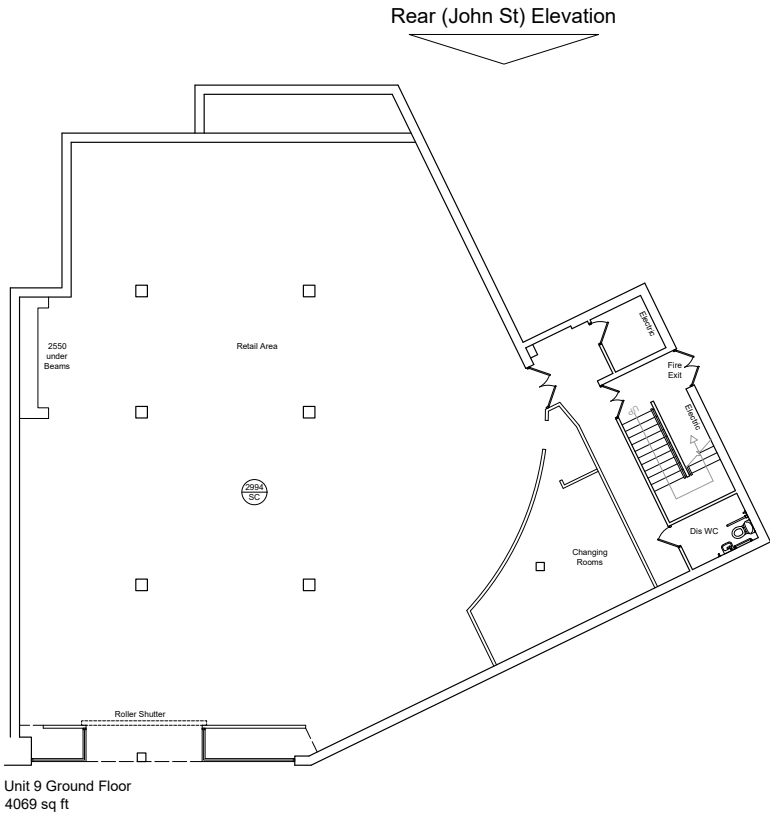
TESCO
Extra



500 Car
Parking Spaces

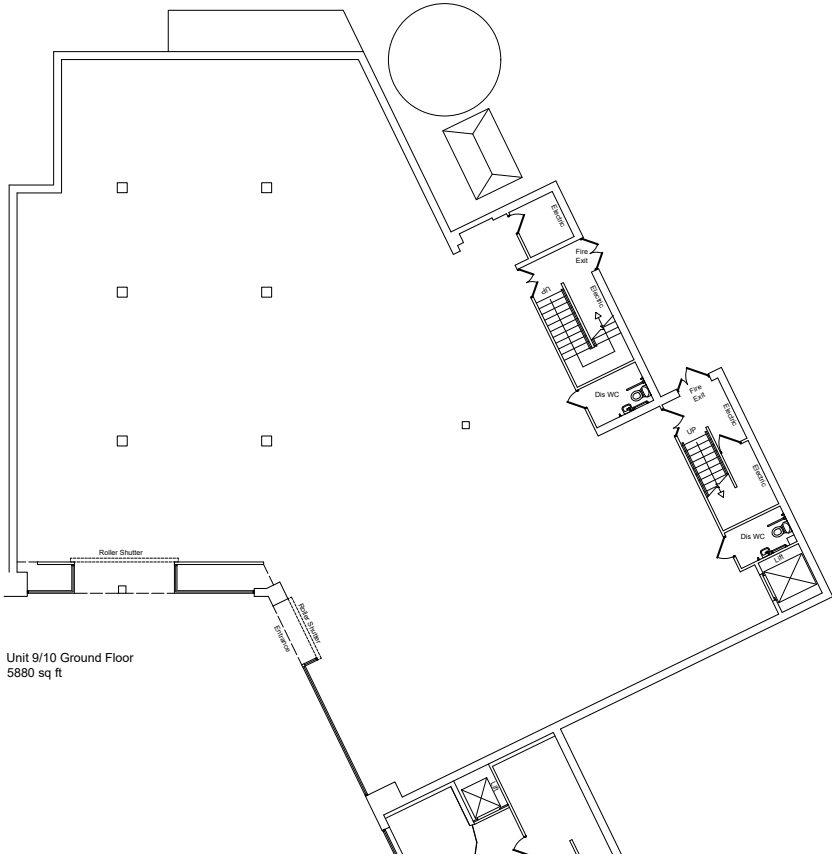
Option
A

Ground Floor
4,069 Sqft



Option
B

Ground Floor
5,880 Sqft



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

Rent
POA

Rateable Value
£35,000

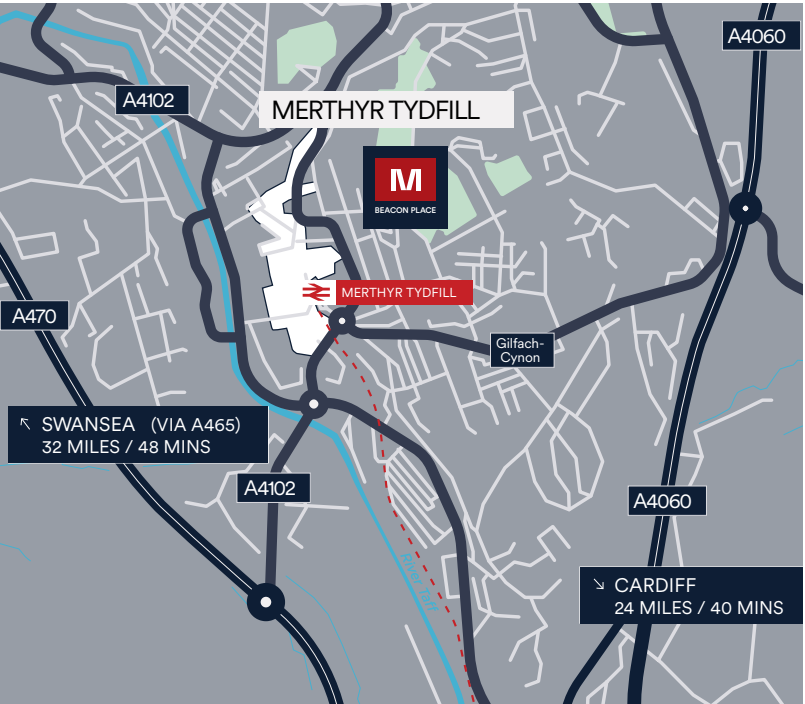
Rates Payable (2024/25)
£19,670 per annum.

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
philip@ejhales.co.uk

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LCP.
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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

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