



Annual  
Footfall  
Circa  
**2m**

# 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](http://searchlcp.co.uk)



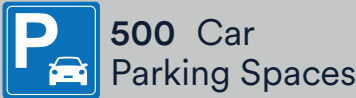
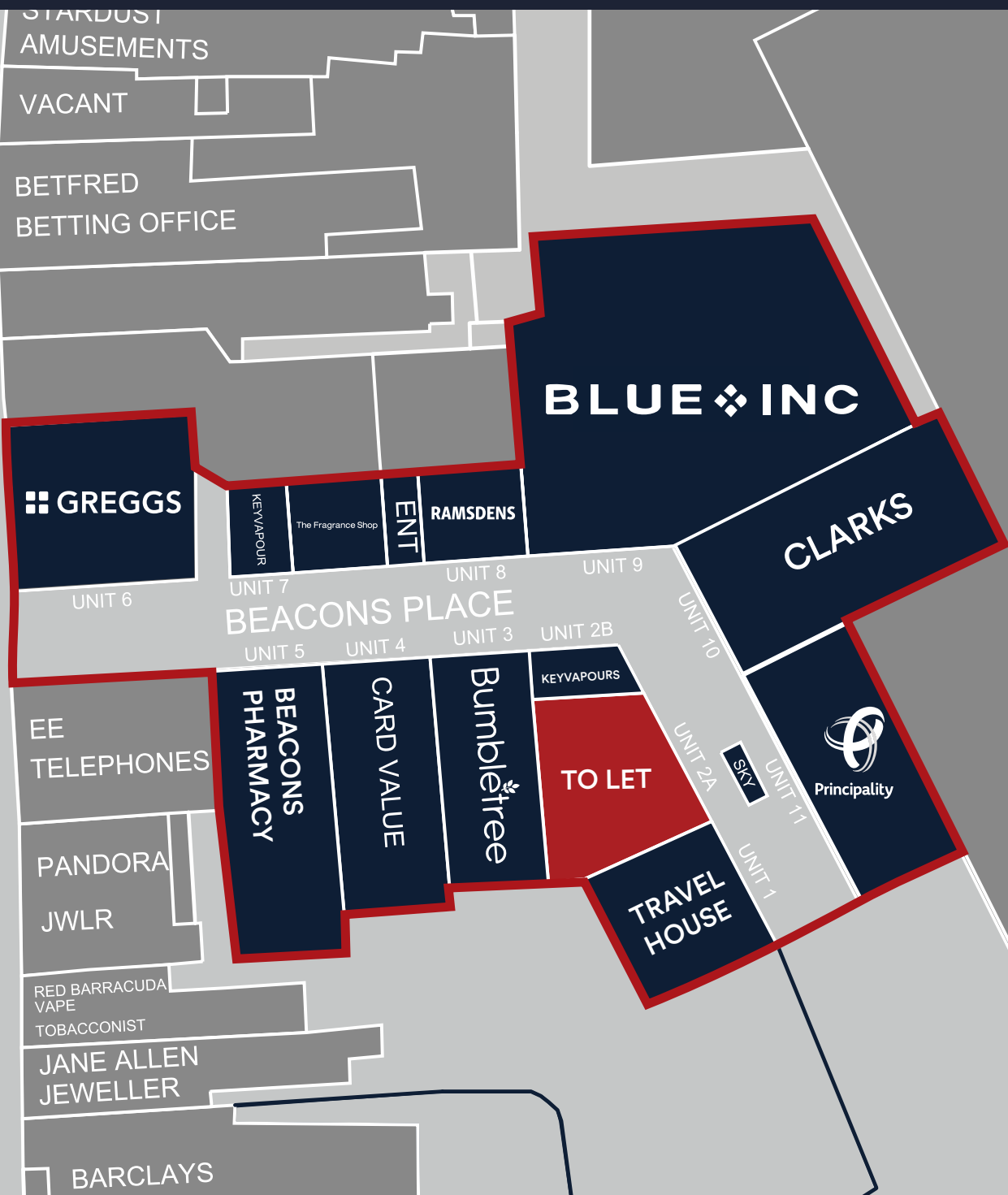


Unit 2, Beacons Place, Merthyr Tydfil, Mid Glamorgan, CF47 8DF

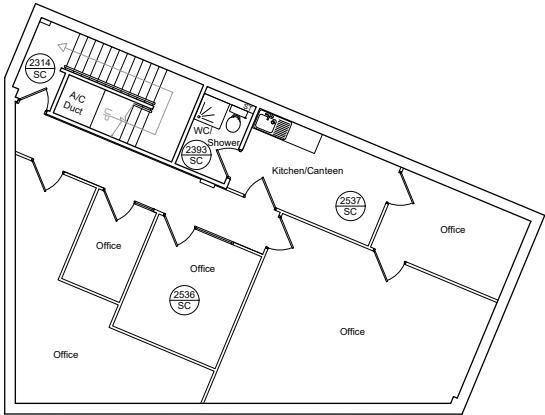




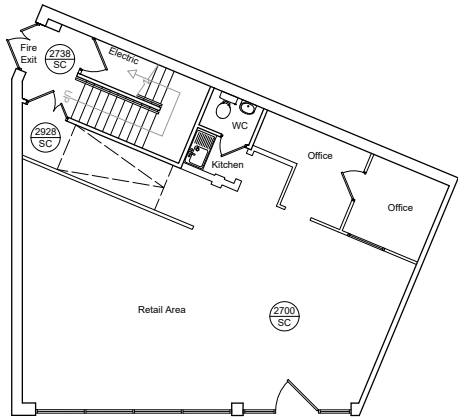
HIGH STREET



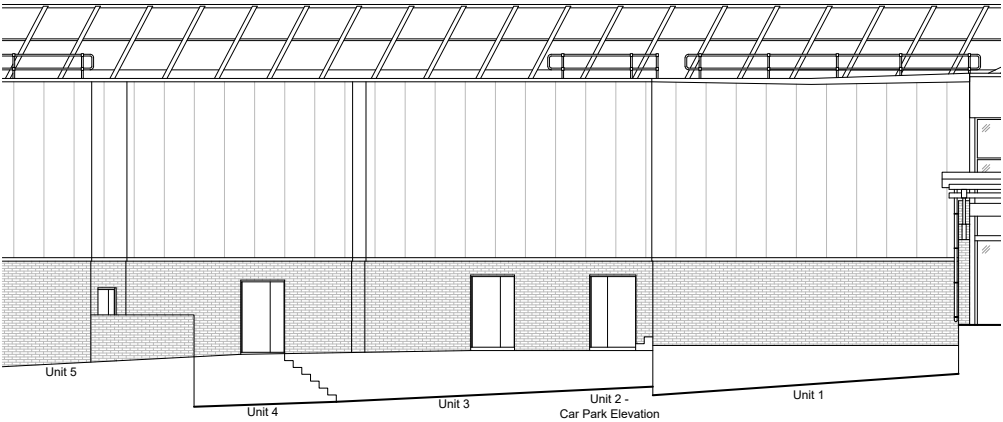
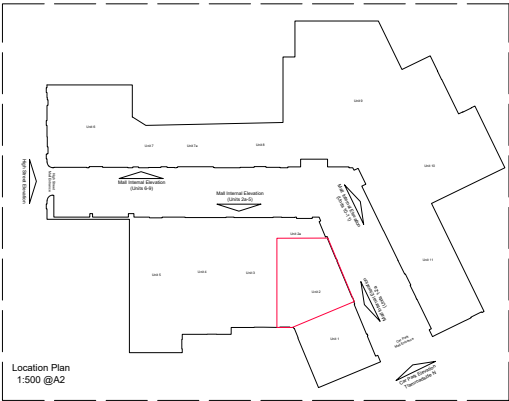
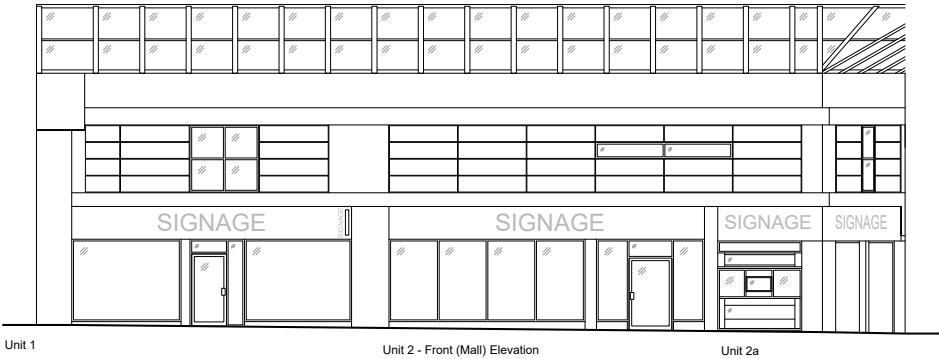
Unit 2, Beacons Place, Merthyr Tydfil, Mid Glamorgan, CF47 8DF



Unit 2 First Floor  
1208 sq ft



Unit 2 Ground Floor  
1111 sq ft



Unit 2, Beacons Place, Merthyr Tydfil, Mid Glamorgan, CF47 8DF

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.

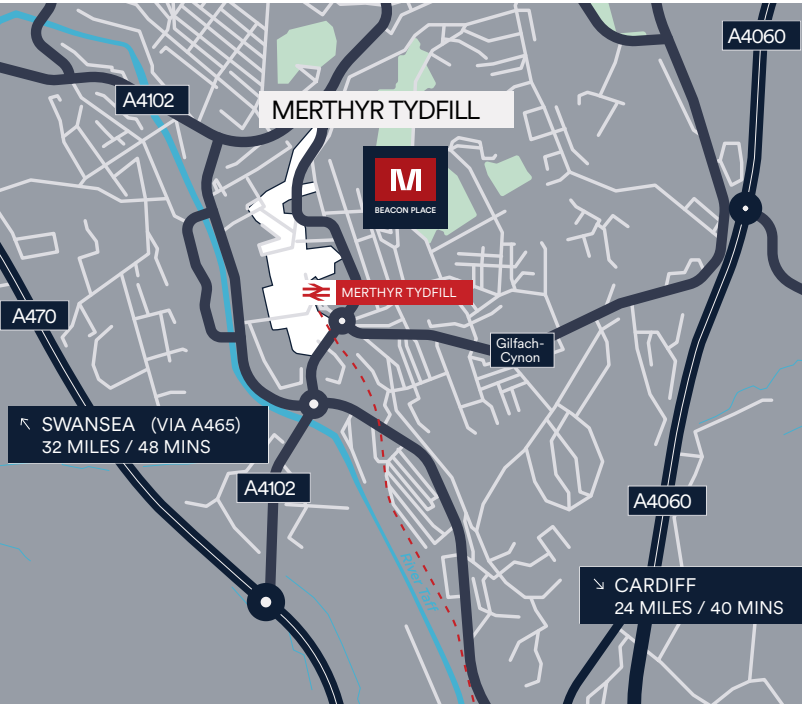
Services  
The unit has electricity and water connected.

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.

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpproperties.co.uk/policies](http://www.lcpproperties.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).

Viewing  
Strictly via prior appointment with the appointed agent:



Philip Gwyther 07775 910994  
[philip@ejhales.co.uk](mailto:philip@ejhales.co.uk)

Owned and Managed by

LCP

part of M'Core

0117 990 2200

[searchlcp.co.uk](http://searchlcp.co.uk)

George Watson 07423 662487  
[GWatson@lcpproperties.co.uk](mailto:GWatson@lcpproperties.co.uk)

George Kearney 07714 679202  
[GKearney@lcpproperties.co.uk](mailto:GKearney@lcpproperties.co.uk)

Rakesh Joshi 07741 385322  
[RJoshi@lcpproperties.co.uk](mailto:RJoshi@lcpproperties.co.uk)