

TO LET

Unit 2A

182 sq.ft

(16.9 sq.m)

Unit 2A, 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 Street
- 500 car park spaces
- Nearby retailers include Principality, Travel House and Greggs

M Core LCP UK

01384 400123

lcpgroup.co.uk

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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	182	16.9
TOTAL	**182**	**16.9**

Rent
£12,000 per annum plus VAT.

Rateable Value
£4,850 per annum.

Services
The unit has electricity and water connected.

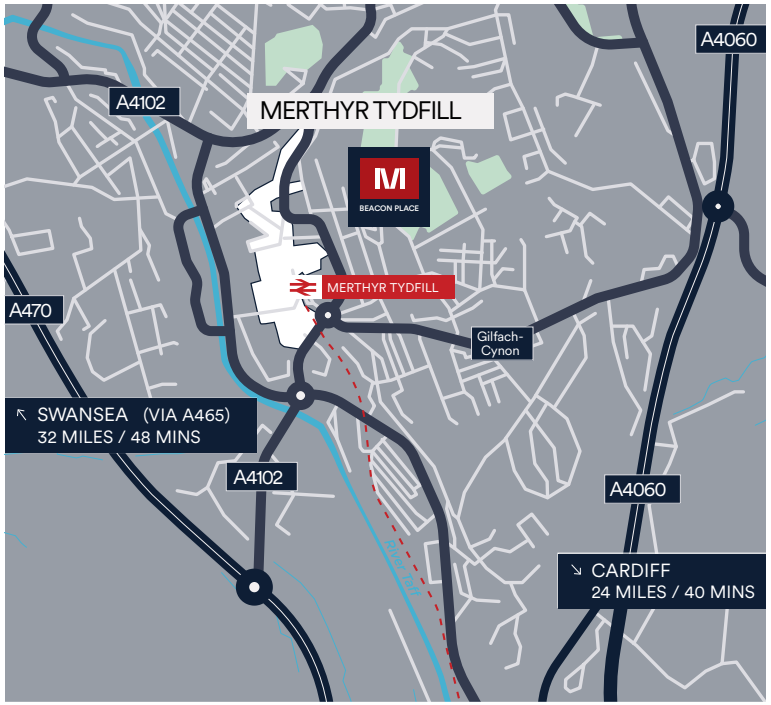
Service Charge & Insurance
This unit participates in a service charge £2,800 per annum. Insurance £200 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance
Further information available upon request.

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

Planning
Current planning is within Class E. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.





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.

VAT
VAT is payable on all sums due to the landlord under the terms of the lease.

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Freddie Myatt
01384 400123
07769 459887
FMyatt@lcpproperties.co.uk

VIEWING
Strictly via prior appointment with the appointed agents:

ejhales

Philip Gwyther
07775 910 994
philip@ejhales.co.uk

Creative Retail
0121 400 0407
www.creative-retail.co.uk

Scott Robertson
07831 856 733
scott@creative-retail.co.uk

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