



56 High Street, Merthyr Tydfil, CF47 8DE

TO LET

PROMINENT RETAIL UNIT
1,790 sq ft (166.30 sq m)

- + Whole building
- + Prime town centre location
- + Alternative uses available subject to planning

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Merthyr is located 23 miles north of Cardiff via the A470 and benefits from good road and public transport routes. The town has a population of approximately 43820 (2011 census).

The property occupies a good location on the pedestrianised High Street with retailers in close proximity including Specsavers, Betfred and Greggs. The town also benefits from a weekly open air market.

DESCRIPTION

The property comprises a mid-terraced ground floor retail accommodation with upper floor storage.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor	1,081 sq ft		(100.43 sq m)
First Floor	180 sq ft		(16.72 sq m)
Second Floor	278 sq ft		(25.83 sq m)
Third Floor	251 sq ft		(23.32 sq m)

Total 1,790 sq ft | (166.30 sq m)

LEASE TERMS

The accommodation is available by way of a lease assignment or subletting for the remainder of a full repairing and insuring lease term expiring 22nd November 2021.

Additionally, subject to covenant strength, the landlord would consider granting a new lease on terms to be agreed.

USE

It is understood that the property benefits from both A1 planning use. There is potential for alternative uses subject to planning consent.

RENT

£20,000 per annum.

BUSINESS RATES

The rateable value of the property is £8,500 however we understand due to the Covid legislation an occupier will not be liable to pay rates till April 2021.

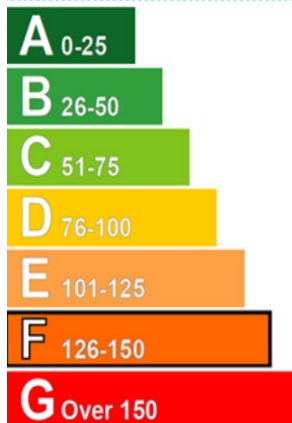
Interested parties should rely on their own enquiries with the Local Authority.

EPC

More energy efficient



Net zero CO₂ emissions



Less energy efficient

149 This is how energy efficient the building is.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Leo Llewellyn
Email: david@emanuel-jones.co.uk
leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

emanueljones
chartered surveyors
029 2081 1581
6 TY-NANT COURT MORGANTOWN CARDIFF CF15 8LW

September 2020

**56 High Street,
Merthyr Tydfil, CF47 8DE**

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