

TO LET/MAY SELL

UNIT E, DOWLAIS TOP RETAIL PARK, MERTHYR TYDFIL CF48 2TA
10,000 SQ.FT. RETAIL WAREHOUSE WITH CAR PARKING ON 2.1 ACRES (APPROX)

029 2037 8921

fletchermorgan.co.uk

25 Park Place, Cardiff CF10 3BA



Fletcher Morgan

- Existing Retail Warehouse adjacent to B&M, Dunelm, Lidl and an 85,000 sq.ft. Asda foodstore
- Strategically located with easy access to the A465 (Heads Of The Valleys Road) which has over 31,000 daily vehicle movements
- Also suitable for alternative uses including trade counter, convenience, self storage and warehouse distribution
- Low site coverage of 11% approx.

Location

Merthyr Tydfil is located approximately 23 miles north of Cardiff and is the principle town of Merthyr Tydfil County Borough Council with a resident population of 52,500 which extends to over 200,000 people within a 20 minute drive.

The subject property is located approximately 3 miles to the north east of the town centre in an established retail and industrial location with nearby occupiers including: **Asda Foodstore (85,000 sq.ft.), B&M, Dunelm, Lidl, Tenneco Walker and St Merryn Foods**, amongst others.

The subject property is located with easy access to the A465 (Heads Of The Valleys Road) which provides connections to the east to the M50 and to the west to Swansea via Junction 43 of the M4. Passing traffic exceeds 30,000 vehicles daily.

Description

The property comprises a retail warehouse of steel frame construction with profile steel sheeting to the roof and elevations and includes a shopfront and rear roller shutter door.

The building has a Gross Internal Area of 10,000 sq ft with car parking on a site of 2.1 acres.

The subject property is situated immediately between **Dunelm and B&M**.

Planning

The property has the benefit of a retail use however other suitable uses could include: warehousing, leisure, industrial, distribution and trade counter, subject to receipt of planning permission.

Tenure

We are advised the property is freehold. The property will be available by way of a new FRI lease on terms to be agreed.

Alternatively Freehold offers will be considered.

Rental/Purchase Price

On application

Rates

The current Rateable Value of the property for the period 2024/25 is based on UBR multiplier of £0.562p. The Rates Payable for 2024/25 are as follows:

Rateable Value £41,750

Rates Payable £23,463

Interested parties are advised to rely on their own enquiries to relevant Local Authority Rates Department.

Energy Performance Certificate

C73

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



CONTACT

Richard Ryan

029 2034 7051

07768 048705

/RichardRyan

richard.ryan@fletchermorgan.co.uk

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