

RETAIL WAREHOUSE TO LET

UNIT 2 - 15,140 SQ.FT. DOWLAIS TOP RETAIL PARK MERTHYR TYDFIL

▲ Reid
▲ Rose
▲ Gregory

CHARTERED
SURVEYORS

Peter House,
Oxford Street,
Manchester, M1 5AN
0161 209 3930
Fax: 0161 209 3931
Email: mail@rrg.co.uk
www.rrg.co.uk

Retail

0161 209 3930



Rateable Value	£110,000
UBR (2008/9)	46.2p
Rates Payable (2008/9)	£50,820

Interested parties are advised to verify this information directly with the Local Rating Authority.

LEGAL COSTS

Each party are to be responsible for their own legal and associated costs incurred in this transaction.

PLANNING

Bulky Goods Non-Food Retail. Further details upon request.

LEASING CODE

The Landlord follows the Code of Practice for Commercial Leases in England & Wales in Lease negotiations and Applicants are encouraged to familiarise themselves with this Code. Offers for the premises and other Lease terms will be considered.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be made available to the successful Applicant as soon as is practicable.

VIEWINGS

Viewings are strictly by appointment through ourselves. For further information please contact:-

GRAHAM COWARD
Reid Rose Gregory
Direct Dial: 0161 209 3932
Mobile: 07768 065573
Email: gcoward@rrg.co.uk

**SUBJECT TO CONTRACT & VACANT
POSSESSION (March 2009)**

LOCATION

The Subject Premises are located on part of **Dowlais Top Retail Park**, extending to approximately 15,140 sq.ft. with 86 car parking spaces, in close proximity to **Allied Carpets, Carpetright, No-Frills Superstore, CCS Direct, Floors-2-Go and ASDA.**

ACCOMMODATION

The Premises provide a ground floor Gross Internal Area of approximately 15,140 sq.ft. (1,407 sq.m) although there may be potential to increase this as the adjoining occupier has stated they may potentially downsize.

TENURE

The Premises are available by way of a new effectively Full Repairing & Insuring Lease for a term of years to be agreed.

COMMENCING RENTAL

£10.50 per sq.ft. All rentals are quoted exclusive of VAT (if applicable), business and all other rates and service charge.

RATING ASSESSMENT

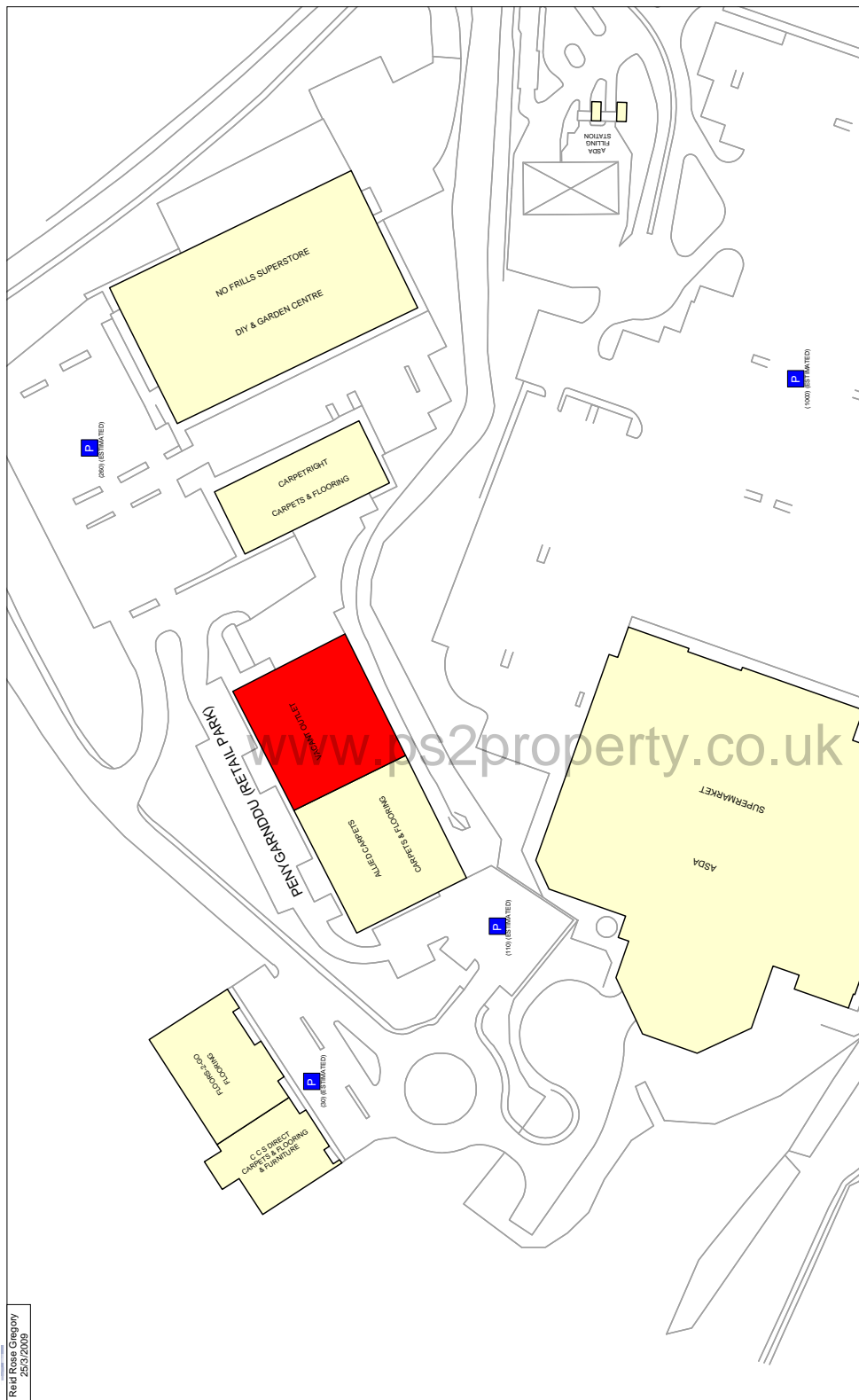
We are verbally advised by the Local Rating Authority that the Premises are currently assessed for rating purposes as follows:-

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DOWLAIS TOP RETAIL PARK
MERTHYR TYDFIL**



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Reid Rose Gregory
25/3/2009

Retail

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