BEACONS PLACE

Anchored by

TESCO

Occupiers Include

Principality

GREGGS

The Fragrance Shop

Clarks

RAMSDENS

TRAVEL HOUSE

NEW OCCUPIER

£poundstretcher

Merthyr Tydfil
Mid Glamorgan CF47 8DF



FLEXIBLE RATES & GRANT FUNDING AVAILABLE

2.5m+ ANNUAL FOOTFALL

BEACONS PLACE

DESCRIPTION

M 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.





DEMOGRAPHICS & TOURISM

Merthyr Tydfil has an urban population of 60,000 and a primary retail catchment of 76,000. However, as the administrative and commercial "capital" of the Valleys Area - the town draws on a much larger shopper population.

Being just 24 miles north of Cardiff – Merthyr Tydfil also acts as a commuter town. The majority of the employment in the town itself is based within the public sector, manufacturing and the retail/service sectors.

The town also benefits from being immediately next to The Brecon Beacons National Park – which attracts over 4.4 million visits per annum.





SERVICE CHARGE & INSURANCE

The units participates in a service charge scheme. The Landlord will insure the premises, the premiums to be recovered from the tenant.

SERVICES

The units have electricity and water connected.

LEGAL COSTS

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

ENERGY PERFORMANCE

Rating: C. Further information available on request.

PLANNING

An incoming tenant must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

BEACONS PLACE





28,858 sq.ft
CENTRE SPACE

136,000
URBAN AND PRIMARY RETAIL CATCHMENT

AVERAGE ANNUAL PURCASHING POWER
(PER CAPITA)
£14.9k

SAT NAV
CF47 8FG

18,000
No. OF HOUSEHOLDS IN LOCAL AREA

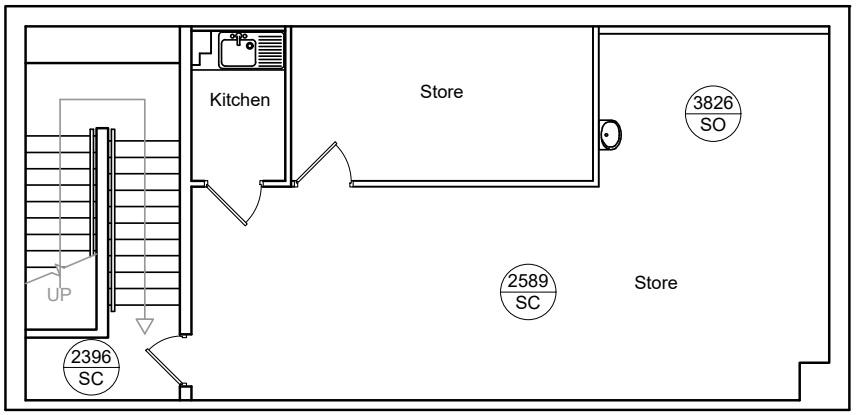
£165.7m
TOTAL SPEND POWER

500
CAR PARK SPACES

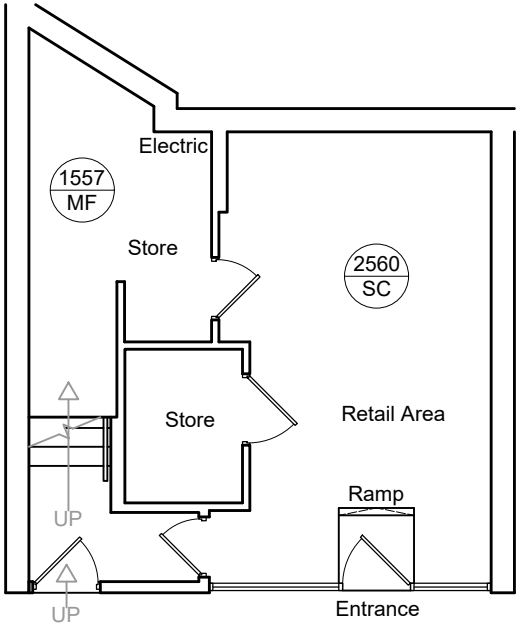
2.5m+
ANNUAL FOOTFALL

BEACONS PLACE

AVAILABLE UNITS



Unit 7 First Floor
754 sq ft



Unit 7 Ground Floor
385 sq ft

Unit 7	SQ.FT	SQ.M
Combined area	1,139	105.8
Rent	£20,000	
Rateable Value*	£6,600	
Rates Payable (26/27)	£2,310	
Service Charge	£6,000	
Insurance	£250	

*Property may qualify for small business rates relief



M BEACONS PLACE

LOCATION

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.

By road

Merthyr Tydfil benefits from excellent road communications, being strategically located at the junction of the A470 and A465 dual carriageways. The A470 is the main route through the centre of Wales - joining Cardiff and the M4 with Merthyr Tydfil & Brecon and then onto Colwyn Bay in North Wales.

By motorway

The A645 is known as the Heads of the Valleys Road and is currently being dualled – running from the M4 at Neath/Swansea across the top of the commercial Valleys area on to Hereford and the M50 beyond. Valleys area on to Hereford and the M50 beyond.

By rail

The town benefits from regular rail services to Cardiff Central Station – with a fastest time of 1 hour. Beacons Place provides the main pedestrian route to the station from the town centre and bus station.

SITUATION

M Beacons Place occupies a strategic location in the pedestrianised section of Merthyr Tydfil town centre. The covered shopping centre links the main town centre car park (500 spaces), the Tesco Extra Foodstore and Railway Station with the High Street. The adjacent free 500 space car park is a major magnet for shoppers and business visitors to the town - generating excellent footfall through M Beacons Place Shopping Centre.



Sat Nav
CF47 8DF

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