

For Sale/To Let



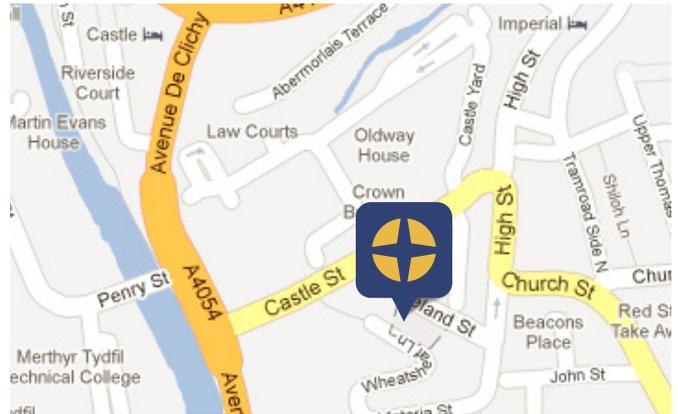
3 Glebeland Street, Merthyr Tydfil CF47 8AU

- Located in the heart of Merthyr Tydfil
- Close to link roads to Cardiff and Newport
- Available Immediately

Location

Merthyr Tydfil is a substantial Town located just to the south of the A465 Heads of the Valleys road approximately 25-miles to the north of Cardiff. Merthyr Tydfil has a population of approximately 56,000 (Census 2001) and acts as business and shopping centre for a wide area covering the Heads of the Valleys. Merthyr Tydfil also has some substantial employers including, Triumph Business Systems, Merthyr Tydfil County Borough Council, North Glamorgan NHS Trust and R Tek Ltd. Merthyr Tydfil benefits from good road communications.

The premises are located on Glebeland Street one of the main commercial thoroughfares in Merthyr Tydfil Town Centre. The area has a mixture of users including Public Houses, office, retail, A1 and A2 as well as A3 occupiers.



Description

The subject premises comprise a mid-terrace property of traditional construction and a pitched slate roof. The front section of the property provides accommodation on basement, ground, 1st and 2nd floor levels and was previously used as office accommodation. To the rear of the premises is an unused residential house. Both the front and rear sections of the property are in need of extensive refurbishment.

Accommodation

	sqft	m ²
Ground Floor	615.7	57.2
Basement	322.92	30
First Floor	460.7	42.8
Second Floor	425.17	39.5
Total	1824.5	169.50



Haydn Thomas

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Car Parking

Town centre car parking available.

Tenure & Terms

Sale price: £200,000

Rental price: £16,000

Rateable Value

£7,500 p.a.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Viewing

Strictly by prior appointment with the Sole Agents, Hutchings & Thomas

Important Notice

Hutchings & Thomas gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any area, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not be way of statement of fact.