



DE POL

CHARTERED TOWN PLANNERS

101 FORDHAM ROAD, LONDON

PLANNING STATEMENT

Incorporating Sequential Test

**Unit E, Dowlais Top Retail Park,
Merthyr Tydfil**

Description :

Variation of Condition 1 of approval
52950607 to expand the range of
permissible goods

Applicant :

Iceland Foods Ltd

Date :

September 2025



Planning Statement

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Chapter 1

Introduction

- 1.1. This Planning and Sequential Assessment, prepared by De Pol Associates, supports a planning application submitted on behalf of Northwest Industrial Estates Ltd. The application submitted seeks a variation of condition to all for the use of the unit for the sale of convenience goods and ancillary comparison goods to provide for occupation by Iceland Food Warehouse.
- 1.2. This report has been prepared to address planning policy primarily in relation to the expansion of the range of goods which can be sold from the premises, including responding to the requirements of the relevant Development Plan policy and National Policy. The Report should be read in combination with the Retail Impact Assessment prepared by LSH and Transport Statement prepared by SLR both of which have been submitted with the application.

Chapter 2

Application Proposal and Background

- 2.1. The application proposal relates to an existing retail warehouse unit at Dowlais Top Retail Park approximately five kilometres north of Merthyr Tydfil town centre. The premises forms a retail park with a shared car park with two other retail units, one occupied by B&M Bargains and the other by Dunelm. The application premises is sited between these two other units and utilises a surface level car parking area shared between the units. The application premises is access via an access road off of the Heads of the Valleys Road. The site forms part of a wider retail location which includes a large Asda superstore and a Lidl supermarket. The aerial photograph below in Figure 1 identifies the site in the immediate context.



Figure 1: Application premises

- 2.2. The application relates specifically to Unit E, a purpose built retail warehouse unit which extends to approximately 930sqm. The application premises was previously occupied by Carpetright, however the Carpetright closed in July 2024 and the building has been vacant since its closure.



- 2.3. The proposed occupier is Iceland Food Warehouse, which is a relatively new concept in food retailing with the first store having opened in Stoke-on-Trent in 2014. The company is about to open its 200th Food Warehouse in the UK with roll out of new stores continuing on a national basis.
- 2.4. Food Warehouse stores differ from Iceland's traditional High Street stores being located in retail park locations and trading at between approximately 1,000sqm and 1,400sqm compared to Iceland's traditional format stores which trade at around 465sqm. This larger floorspace provides for the full range of the company's frozen and chilled goods as well as specialty and luxury options.
- 2.5. The stores also incorporate bulk shopping with large packs of frozen goods together with case saver deals of ambient products. This contrasts with the traditional high street format which is more geared towards meeting top-up requirements. The Food Warehouse provides an opportunity for customers to do a monthly shop of frozen and ambient products allowing customers to stock up for the month using bulk buy and case savers.
- 2.6. In addition to the food and drinks offer Food Warehouse offers a limited range of comparison goods sold on a "when they're gone they're gone" basis. These products are offered on a temporary basis with the range available depending on season and product availability. Comparison goods could take up to 20 percent of the store floorspace but this is dependent on the size and range of goods available at any one time. This range of comparison goods is not offered at traditional Iceland stores.
- 2.7. The bulk shopping format, which is offered by Food Warehouse makes the existence of a surface level car park adjacent to the store entrance as critical to the stores operation. Without this the ability of customers to transfer bulk purchases to their cars with a trolley is difficult and a disincentive to customers.
- 2.8. The application premises meets Food Warehouse requirements and provides the opportunity for the company to introduce this format of store to Merthyr Tydfil. The nearest existing Food Warehouse store is at Pontypridd approximately 20 kilometres away, so the application premises provides an opportunity for the company to bring the format to the town.
- 2.9. The new store would create up to 25 new jobs in a combination of full and part time roles which will be primarily filled by local people. The proposal also represents a seven figure capital investment in Merthyr Tydfil which is a significant benefit in its own right whilst also demonstrating confidence by the applicant in the town as a destination.



2.10. In terms of planning background the premises is restricted by a condition imposed on the original consent for the building. On 1 March 1996 planning permission was granted for the “*single storey retail unit (10,500sqft / 975 sqm)*” under reference 52950607.

2.11. Condition 1 of permission 52950607 restricted the use of the approved retail unit and states:

The retail unit hereby approved shall be used for carpet sales or the sale of other consumer durable goods; it shall not be used for the sale of food.

2.12. The application seeks to secure permission for use of the premises for the purposed of convenience retail with up to 20% for ancillary comparison sales to meet the requirements of Food Warehouse. It is proposed that Condition 1 of 52950607 is varied as follows with proposed addition in bold:

*The retail unit hereby approved shall be used for carpet sales or the sale of other consumer durable goods. **The premises may also be used for the sale of convenience goods and unrestricted ancillary comparison goods sales from a floor area of up to 175sqm.***

2.13. The conditions varied as per the above would meet the requirements of Food Warehouse and allow them to occupy and trade from the unit.



Chapter 3

Planning Policy Context

- 3.1. There is planning policy from national down to local level which is relevant to this application. This relevant planning policy is outlined below.

National Policy

- 3.2. There are a number of national planning policy documents produced by the Welsh Government as summarised below.

Planning Policy Wales

- 3.3. Planning Policy Wales (PPW) was published in July 2024 and provides the planning policy for Wales nationally. The document provides advice to local authorities in respect of the assessment and determination of planning applications as well as an overarching policy document.
- 3.4. Paragraph 1.18 advises that planning applications should be determined in accordance with the development plan unless material considerations indicated otherwise, whilst paragraph 1.22 confirms that up to date development plans are the core to the planning system and provide consistency and context for decision making.
- 3.5. Sustainability is identified as a key consideration of PPW as a whole. It identifies the primary objective of delivering sustainable development and improving well-being socially, culturally, environmentally and economically. Paragraph 2.27 requires local planning authorities to consider this objective as part of the decision making process.
- 3.6. In specific relation to retail development PPW requires policies to encourage diversity of uses in centres, identifying retail and commercial centres as part of development plans.
- 3.7. Specifically in terms of retail it requires an applicant to demonstrate:
- A need for a proposed retail use;
 - Compliance with the sequential test, which means showing that for retail developments proposed on sites outside of defined centres, there is no suitable and available site for a similar development, either in the centre or on its edge; and
 - That the proposal will not have a significant adverse impact on the vitality and viability of the defined centres or investment within them. A retail impact assessment is specifically required for developments of 2,500 sqm gross or more, but TAN4 confirms that retail impact



assessments may be required for smaller developments but should be proportionate to potential impacts.

Technical Advice Notes

- 3.8. Alongside PPW sits a number of Advice Notes (TAN) which supplement the PPW policies providing guidance and advice and further detail in relation to specific policy issues. The TANs relevant to this application are outlined briefly below.

TAN4 – Retail and Commercial Development

- 3.9. TAN 4 was published in 2016 and advises specifically on retail matters. It states in paragraph 5.1 that the development plan “should include a clear strategy for retail and commercial centres which sets out how the local planning authority wishes to see those areas develop over the plan period”. It goes on to advise that the requirement to consider need is not relevant for proposals within a defined retail and commercial centre in a development plan.

TAN23 – Economic Development

- 3.10. TAN23 was published in February 2014 and relates to economic development. It identifies the benefits associated with economic development identifying that these benefits spread well beyond the development itself and that due weight should be given to these benefits. It also advises local authorities to take note of market signals and to guide economic development not prevent or discourage it.

Local Planning Policy

Merthyr Tydfil Local Plan

- 3.11. At a local level the development plan for Merthyr Tydfil was adopted in January 2020 and is intended for the plan period to 2031. There are a number of policies in the adopted Local Plan of relevance to this application including:
- EcW3 – Supporting the Retail Hierarchy;
 - EcW6 – Out of Town Retailing Areas
 - SW12 – Improving the Transport Network.

Relevant Case Law & Secretary of State Decisions

- 3.12. The following Case Law and Secretary of State decisions provide clear guidance in the interpretation of policy requirements and, in particular, the application of the Sequential Test.

Tesco Stores Ltd v Dundee City Council (2012)

- 3.13. The Supreme Court in *Tesco Stores Ltd v Dundee City Council* considered the meaning of ‘suitable’ when assessing whether alternative sites are suitable for the proposal in the undertaking



of the sequential test. In their judgement of 21 March 2012, the Supreme Court conclude that *“it is the proposal for which the developer seeks permission that has to be considered when the question is asked whether no suitable site is available within or on the edge of the town centre.”* Lord Reed states in paragraph 38 of the judgment;

“[The sequential assessment] criteria are designed for use in the real world in which developers wish to operate, not some artificial world in which they have no interest in doing so.”

- 3.14. Therefore in terms of how the sequential test should be applied, the judgment is clear in that the exercise is to establish whether an alternative site is suitable for the development as proposed, not whether the proposed scheme can be altered so that it can be accommodated within an alternative site.

Secretary of State Call-in Decision at Rushden Lakes (2014)

- 3.15. The above call-in decision by the Secretary of State followed an application by LXB RP (Rushden) Limited to East Northamptonshire Council for the development of a major out of town retail-led mixed use scheme.
- 3.16. In the decision of 11 June 2014, the Secretary of State endorses the following conclusions drawn by the Inspector in his report;
- The Dundee case is legally binding case law on the meaning of the sequential approach;
 - In applying the parameters of the sequential test, the proposal as a whole needs to be considered, and should not be disaggregated;
 - In terms of suitability, the test is whether the alternative site is suitable for the proposed development, not whether the proposed development could be altered or reduced so that it can be made to fit an alternative site.

Zurich Assurance Ltd v North Lincolnshire Council and Simons Developments (2012)

- 3.17. The High Court in *Zurich v North Lincs and Simon Developments* confirm in their judgment of 20 December 2012 that in circumstances where a local planning authority concludes that the sequential test has not been satisfactorily met, a balancing exercise of the positive and negative impacts of the proposal is still required to be undertaken. Paragraph 46 of the judgment states;

“The applicant having failed to persuade the officer that the sequential test is passed, the officer performs the exercise which he must perform to see whether the presumption of refusal...is outweighed by other material considerations.”

- 3.18. Accordingly, in the event that the decision maker is not convinced that the sequential test has been passed, planning permission should not automatically be refused.



Chapter 4

Principle Retail Policy

- 4.1. The application is for the variation of an existing condition imposed upon an extant approval. As such the principle of the use of the premises for retail purposes. What this application seeks is to vary or expand the range of goods which can be sold from the unit in order to provide for occupation by Food Warehouse. The application proposal does not seek any alterations to the existing building in terms of its external appearance and the internal floorspace of the premises will remain the same.
- 4.2. As the application premises is in an out of centre location planning policy sets out three specific tests which may need to be met in order for retail development to be considered acceptable. These tests are need for the proposal, the sequential test and the retail impact test. Each of these tests are considered and addressed specifically in this chapter.

Need for and Impact of the Proposal

- 4.3. Policy EcW6 identifies a requirement to demonstrate a need for new out-of-centre retail development. This is also reflected in 4.3.13 of PPW which identifies it as important for communities to have adequate access to retail facilities. In the context of PPW and policy EcW6 it is necessary to assess need for the proposed use.
- 4.4. Paragraph 6.7.54 of the Local Plan identifies that a Retail Impact Assessment is required where a development exceeds 2,500sqm gross floorspace. In this instance the application proposal relates to less than half of this floorspace threshold.
- 4.5. The application is supported by a retail Impact Assessment prepared by LSH. This document considers both the retail need for the proposed development and, notwithstanding the threshold referenced above a proportionate assessment of the impact of the proposal. The assessment concludes that there is a need for the proposed development and that there will not be an unacceptable impact on any designated centres.

Sequential Test

- 4.6. The application proposal is in an out-of-centre location and policy EcW6 of the adopted Local Plan confirms that out of centre retail should be subject to a sequential test. PPW confirms a town centre first approach to retail with applicants required to demonstrate that no sequentially preferable sites i.e. town or edge of centre sites exist which are available and suitable for the development proposed. The applicant has been through a review and assessment of potential sites as outlined and described below.



Sequential Test Parameters

- 4.7. In accordance with national policy and guidance, the Sequential Assessment is required to demonstrate that there are no more centrally located sites which are suitable for the development proposed. A sequential approach to site selection has been adopted by the applicant in accordance with policy including flexibility to identify whether more central sites exist.
- 4.8. The application is made to very specifically expand the range of goods permitted to be sold at the application premises to allow Food Warehouse to operate from the premises. As such the application of the sequential test is guided by the requirements of the Food Warehouse and their operational requirements associated with their business model. These requirements include:
- Minimum gross floor area of 877sqm;
 - Accessible surface level car parking immediately adjacent to the store entrance to allow customers to move purchases from the store to their car via trolley;
 - A unit which is available;
 - Ground floor retail frontage;
 - Locational preference to trade alongside other retail operators.
- 4.9. The above identifies the requirements Iceland Food Warehouse has for its operations. It is therefore considered that premises or sites which do not meet these requirements would not be suitable for the application proposal. This is particularly when considered in terms of the proposal and its real world context as outlined in the case law previously referenced.

Area of search

- 4.10. In respect of the area of search for the purposes of completeness the assessment has reviewed and assessed the whole of the authority area.
- 4.11. The assessment has considered all of the other designated centres within Merthyr Tydfil to identify and consider any potential sites which may exist in sequentially preferable locations. It is considered that, given the scale of the proposal the only suitable centre is Merthyr Tydfil town centre, but and notwithstanding this, the assessment has included all centres within the County Borough. The sequential test approach has been designed to ensure that the assessment is robust.

Alternative Site Parameters

- 4.12. In order to assess potential alternative sites within the defined area of search it is important that parameters or criteria are defined to establish what a suitable and/or available site would



represent. The occupiers requirements are set out above but in addition to those are a number of other requirements to consider as part of the assessment. In addition to those these are:

- Site or premises must be available now or likely to become available in the very near future;
- The site must not be in operational use;
- The site must not be subject to a planning application for an alternative form of development likely to be delivered;
- There is no planning policy which would preclude the development of the site or use of alternative premises for the purposes proposed;
- There are no physical constraints to the use of the building or site which would render it not appropriate.

4.13. The floorspace, area of search and car parking requirements align with the occupiers overall requirements. The other parameters as proposed are considered to be proportionate and reasonable.

4.14. Sites have been identified via a walking survey of the area of search which was undertaken on Friday 5 September 2025. This survey has then be followed up by an online search to identify any potential sites which may be about to become available or to secure details of any available marketed premises.

4.15. It is considered that the approach detailed above is robust and proportionate and meets the requirements of planning policy at both a local and national level.

Dowlais

- 4.16. Dowlais Local Centre is a designated Centre in the north of the authority area and is the closest centre to the application premises. The Centre is a relatively small centre made up of terrace units interspersed with residential dwellings along Victoria Street/Pant Road. A small part of the centre, which is formed by a small purpose built precinct incorporating the post office is located to the south of the main centre. The local plan extract below at Figure 2 identifies the centre.

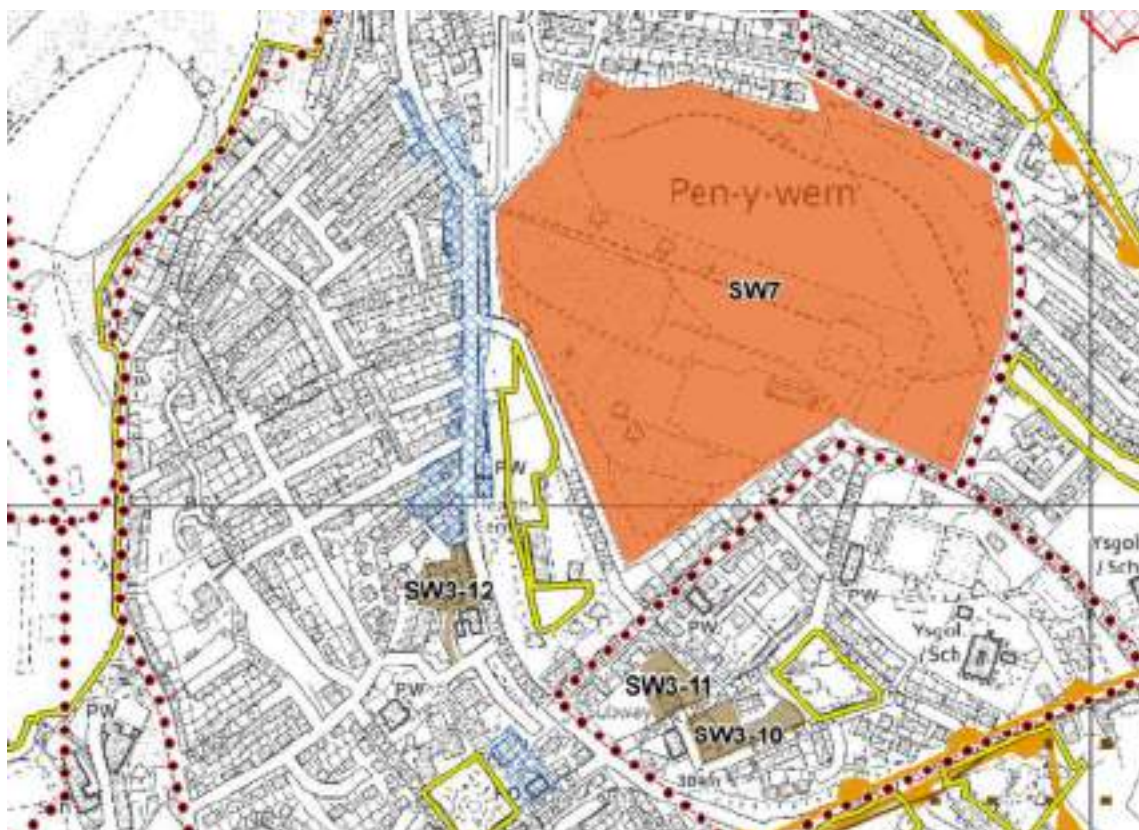


Figure 2 – Dowlais Local Centre

- 4.17. The survey of the centre did not identify any potential vacant units or sites either within the centre or on its edge which would be suitable or available to accommodate the proposed development.

Gurnos

- 4.18. Gurnos is a Local Centre located in the north of the County Borough and directly north of the town centre. The centre is formed by a purpose built shopping precinct constructed in the mid twentieth century centred around a central car park. The centre has a number of convenience shops together with takeaways and other small local shops. No potential premises or sites were identified as part of the survey undertaken. The Local Plan extract below identifies the Centre.

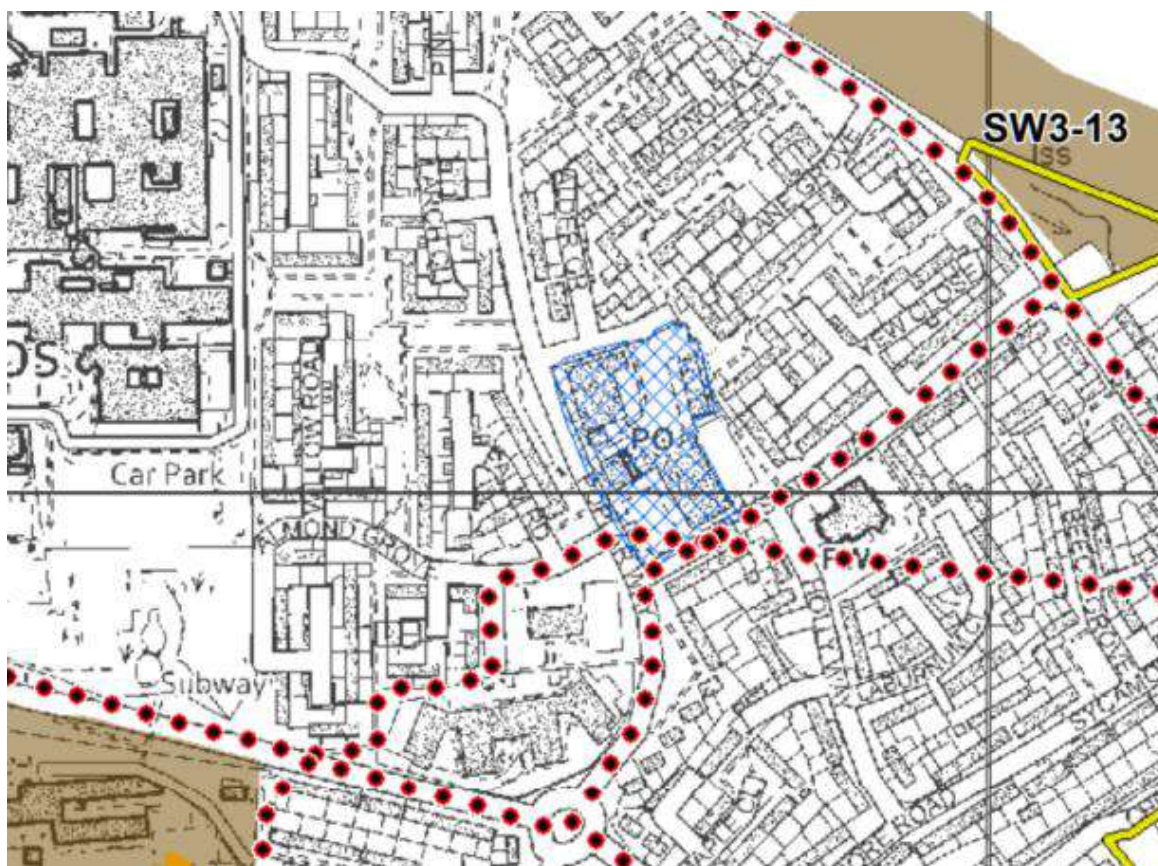


Figure 3 – Gurnos Local Centre

Cefn Coed

- 4.19. Cefn Coed is a fragmented linear Local Centre located in the north west of the authority area comprising predominantly small terraced units fronting onto High Street. The centre itself serves the needs of the surrounding predominantly residential properties. The Local extract below identifies the centre.



Figure 4 – Cefn Coed Local Centre

- 4.20. An underutilised site was identified to the rear of properties on Well Street on the edge of the centre. The site appears as an unused piece of land immediately adjacent to a park and playground. It is separated from High Street by the War Memorial and this site is identified approximately on the plan below.



Figure 5 – Land at Well Street

- 4.21. This site is not suitable for the development proposed as it only extends to approximately 1,300sqm and as such is not of a size suitable to accommodate the application proposal together with the necessary car parking, particularly in the setting of the site's irregular shape. Further to this, the site is accessed via Well Street which is a narrow residential road which would not be appropriate for large HGV deliveries as would be required by the proposed use. Furthermore there would be an unacceptable impact on the amenity of existing residents on the road. It is clearly not a suitable location for the use proposed.
- 4.22. There are no sequentially preferable sites suitable for the proposed development in Cefn Coed Local Centre.

Treharris

- 4.23. Treharris Local Centre is a small centre focused on a relatively modern split level square. The centre comprises of smaller retail units providing a range of services from a convenience shop to a bridal store. The centre also includes a library located on Perrott Street. A Local Plan extract of the centre is included below.

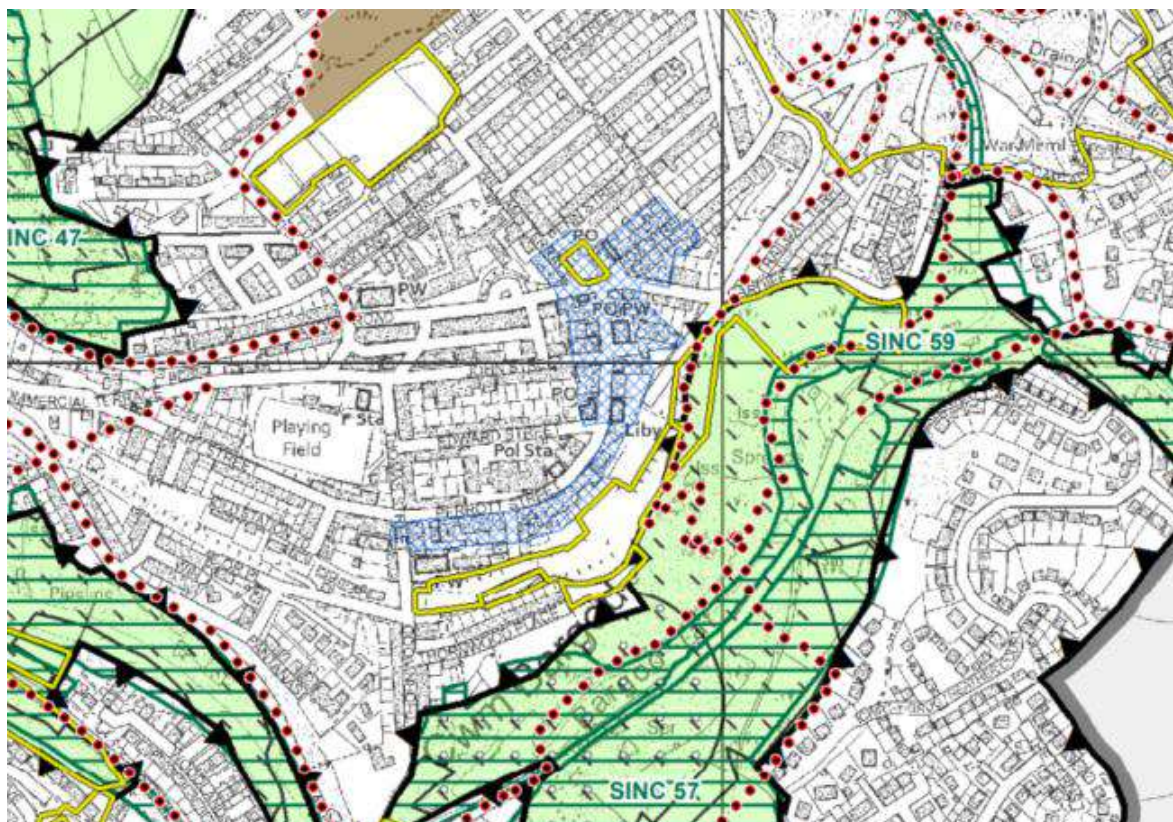


Figure 6 – Treharris Local Centre

- 4.24. The survey undertaken on 5 September 2025 did not identify any available premises which could accommodate the development with the centre dominated by small terrace units. The only potential site was the car park to the rear of Llyfrgell Library however the site extends to approximately 1,400 sqm and from the site visit it was clearly heavily used by people visiting the library and wider centre. Furthermore the access to the site is via a narrow access road alongside the library building which would not be suitable for HGV access. Given its existing use of the site and the access issues it is considered that the site is neither available nor suitable for the proposed development. A plan identifying the car park is included below.



Figure 7 – Car Park to the rear of Llyfrgell Library

Aberfan

- 4.25. Aberfan Local Centre is a small centre located relatively centrally within the village focused on Aberfan Road. The centre comprises a range of uses including convenience shop and pharmacy within a range of terrace units. A Local Plan extract of the Centre is included below.



Figure 8 – Aberfan Local Centre

- 4.26. No suitable premises were identified as part of centre survey. A potential site was identified as indicated in the plan below. This site extends to approximately 850sqm and is located to the east of Aberfan Road comprising an overgrown and unkempt area of land. Owing to the site's size, its topography with a change in levels and its irregular shape it is not suitable for retail store of the type subject to the application. A plan of the site is included below.



Figure 9 – Land to the east of Aberfan Road

Troed-y-rhiw

- 4.27. Troed-y-rhiw Local Centre is a centre split by a railway line with part of the Local Centre located to the east of the railway bridge and the other part to the west. The train station is located in the middle of the centre. As with the other centres referenced above the centre is relatively small providing the services akin to its size and location including a dental practice, pharmacy together with other shops and services. A Local Plan extract identifying the centre is included below.



Figure 10 – Troed-y-Rhiw Local Centre

- 4.28. No vacant premises which could potentially accommodate the proposed development were identified within the centre. Two potential sites were identified within or adjacent to the centre. One at the corner of Cardiff Road and Tyntaldwyn Road which comprises a square of grass adjacent to the road and the other a car park adjacent to the Troed-y-Rhiw Community Primary School accessed from Phyllis Street. Neither of these site are a suitable size to accommodate the application proposal with the Cardiff Road site extending to approximately 640sqm and the Phyllis Street site having an area of approximately 1,100sqm meaning it would be unable to accommodate a store and associated car parking and servicing. The Phyllis Street site is also well used as a car park and is clearly an important facility used by both people visiting the centre and the adjacent school as such is also considered to be unavailable for development. Plans of these site are included below respectively at figures 11 and 12.



Figure 11 – Land at the corner of Cardiff Road and Tyntaldwyn Road



Figure 12 – Car Park at Phyllis Street

Brecon Road/Morgantown

- 4.29. The Brecon Road Local Centre is located on the northern edge of Merhyr Tydfil Town Centre. It is a relatively long Local Centre spread along Brecon Road with interspersed residential properties. A Local Plan extract of the Centre is included below.

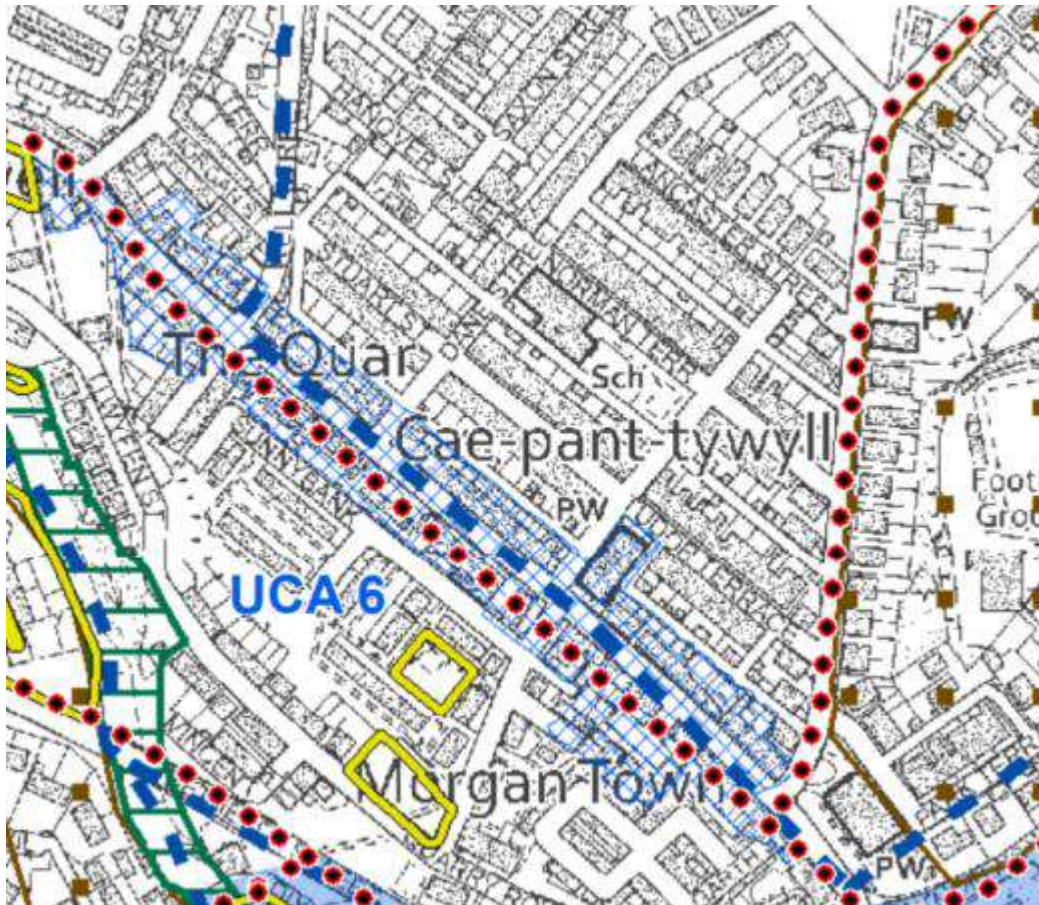


Figure 13 – Brecon Road/Morgan Town Local Centre

- 4.30. The survey of the centre identified one site, an overgrown site located adjacent to a boarded up shop unit. The site extends to 740sqm (on the basis land to the rear of the adjacent shops forms part of the site) and therefore is not of sufficient size to accommodate the proposed development. A photograph and plan of the site are included below.



Figure 14 – Overgrown Land at Brecon Road



Figure 15 – Photograph of land at Brecon Road

Merthyr Tydfil

- 4.31. Merthyr Tydfil is the main shopping centre within the authority area and is the focus for retail development within the authority area. The centre of the town is the St Tydfil Shopping Centre, which is home to the town centre Iceland store together with a large Tesco supermarket. The centre, as identified in the Local Plan covers a larger area than the Local Centres and sits at the top of the retail hierarchy. The Local Plan extract below identifies the extent of the centre whilst the centre was fully surveyed on 5 September 2025.

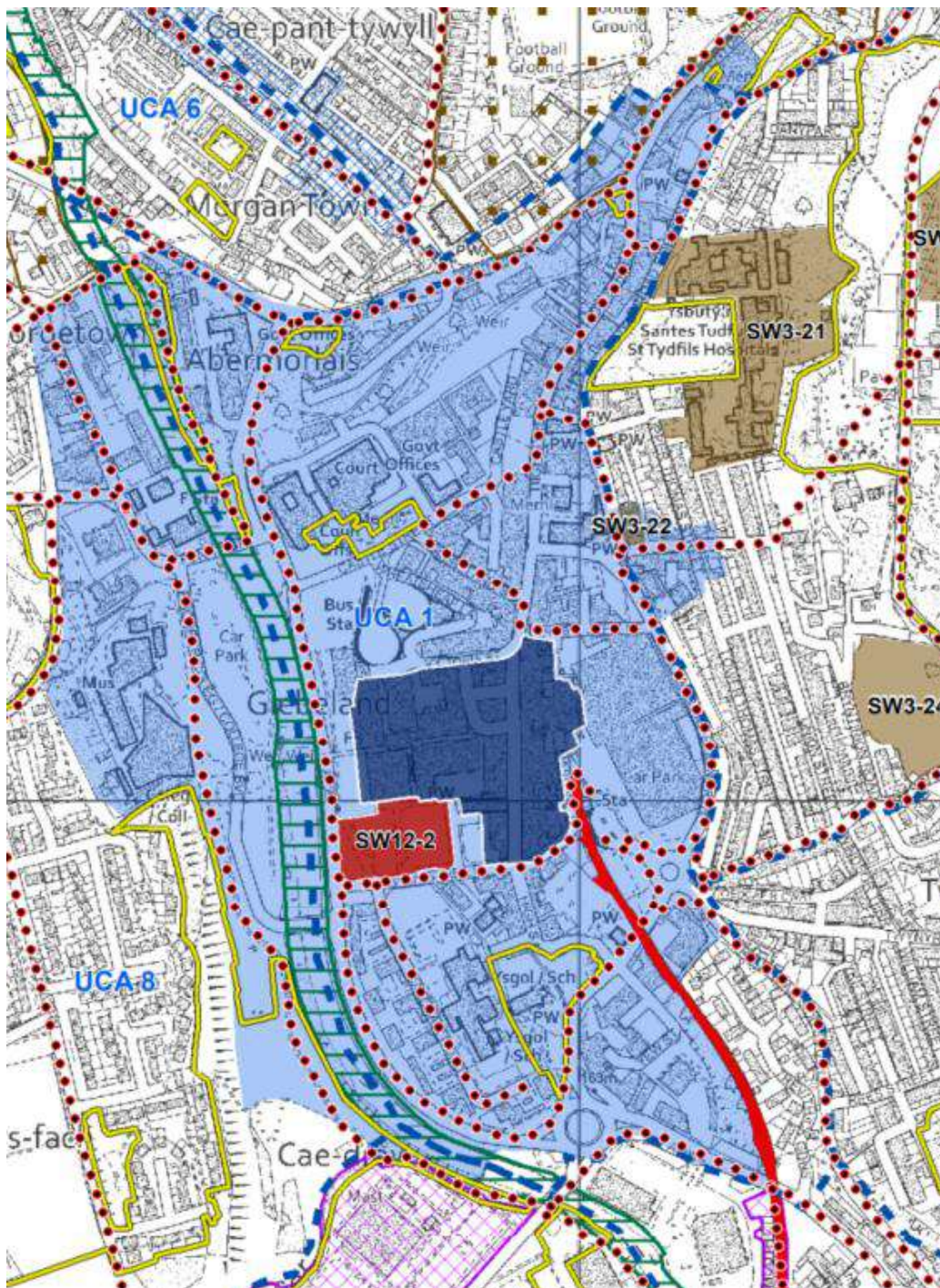


Figure 16 – Merthyr Tydfil Town Centre

- 4.32. The survey and subsequent online review identified a number of vacant premises within the town centre which were of insufficient size to accommodate the application proposal. And these are included in the table below. Particulars associated with these premises are included at Appendix 1.

Premises	Size (sqm)	Agent
2A New Market Walk	310	Cooke & Arkwright
5 Graham Way	135	Cooke & Arkwright
5 New Market Walk	527	Cooke & Arkwright
7 Victoria Street	65	Cooke & Arkwright
9A Graham Way	273	Cooke & Arkwright
10 Graham Way	108	Cooke & Arkwright
10-11 New Market Walk	236	Cooke & Arkwright
14 Graham Way	254	Cooke & Arkwright
14 New Market Walk	108	Cooke & Arkwright
17 New Market Walk	102	Cooke & Arkwright
Former Papa Johns, Ty Penderyn	81	Brinsons
9 Beacon Place	709	EJ Hales
Upper High Street	50	First For Rentals
47 High Street	409	EJ Hales

Figure 17 – Table of Premises

- 4.33. In addition to the above other premises and sites were identified and these are explained below.

Castle Street Offices

- 4.34. At the corner of Castle Street and Glebeland Place is an office building with a Savills marketing board. The premises no longer appears on the Savills website but a copy of the particulars is included in Appendix 2 and a photograph of the premises is shown below.
- 4.35. The particulars identify that the building is set across four floors and whilst the building in entirety extends to 1,713sqm the ground floor has an area of 332sqm. This is not of sufficient size to accommodate the application proposal at only approximately a third of the required floor area. As such the premises is not suitable.



Figure 18 – Office Building on Castle Street

8 River Walk

- 4.36. 8 River Walk is a unit located at the first floor of the St Tydfil Shopping. On the day of the survey the escalator from the ground to the first floor was out of order and does not appear to have been in working order for quite a while. The premises is accessed via staircase from the ground floor or via a bridge from the opposite side of the River Taff. The premises is identified in the photograph below.



Figure 19 – Photograph of 8 River Walk

- 4.37. The premises is currently being marketed by Cooke & Arkwright and is identified as extending to 1,020sqm and as such is potentially a suitable size for a store such as that proposed. However, the premises are located at first floor and do not have immediately accessible car parking. There is no facility to move a trolley from the premises to ground floor and the alternative option would be to push a trolley a considerable distance over the river Taff to the car park on the west side of the river. For the proposal, as a supermarket operation with a bulky goods element, it is critical that close level access to car parking is available together with the ability of the premises and site to accommodate trolleys. Given the premises location, accessibility and proximity of car parking it is not suitable for the development proposed. A copy of the particulars is included at Appendix 3.

Land at Dynevor Street

- 4.38. On the survey of the centre undertaken by De Pol Associates a potential development site was identified on the northern edge of the centre on Dynevor Street. The site is located in a part of the town where commercial uses peter out into more wider residential uses. The site extends to approximately 1,000sqm and a site plan and photograph are included below.



Figure 20 – Plan of site at Dynevor Street



Figure 21 – Photograph of site at Dynevor Street

- 4.39. As identified above the site only extends to approximately 1,000sqm as such it would not be possible to develop a store and the necessary associated car parking within the site. It is simply not large enough. There are also residential uses immediately abutting the boundary of the site to the East in Marsh House. As such any development would need to maintain outlook and amenity for those properties. The site is not suitable for the proposed development.

Former Wesley Chapel

- 4.40. The survey of Merthyr Tydfil town centre identified the former Wesley Chapel, High Street as a potential site. The existing building on site is vacant and is being privately marketed by the owners for development. A measurement of the site identifies that it extends to 400sqm, as such it is not of a size sufficient to accommodate the application proposal. A photograph of the site and a plan is included below.



Figure 22 – Plan of Former Wesley Chapel



Figure 23 – Photograph of Former Wesley Chapel

34-38 High Street

- 4.41. The site at 34-38 High Street was previously occupied by a three retail units, however these were demolished earlier this year following the grant of Listed Building Consent referenced P/24/0260 in March 2025. The delegated report identifies that the purposed of the demolition is to provide a clear and recognisable link between the two main transport hubs in the town; the train station and new bus station. As such this site was cleared with the purpose of remaining open and undeveloped and is not available for the proposed development. A photograph of the site is included below



Figure 24 – Photograph of 34-38 High Street

Former Theatre Royal, Pen y Darren Road

- 4.42. The former Theatre is a Grade II Listed Building is located on the edge of the town centre heading north along Pen y Darren Road. The site comprises a former theatre building set directly on the back of the pavement. It is understood that the building includes an auditorium for up to 1,500 people. A photograph of the premises is included below.



Figure 25 –Photograph of Former Theatre Royal

- 4.43. A measurement of the footprint of the building identifies that it extends to approximately 840sqm and falls just below the minimum threshold set in the parameters. Notwithstanding the size of the building, there is no immediately accessible surface level parking which would provide for customers. Furthermore the building is Listed and is a former theatre with balcony seating and various other historic elements which will need to be accommodated as part of the development which would further reduce the floorspace and is unlikely to be appropriate to a supermarket environment. The property is not appropriate for the development proposed.

Summary

- 4.44. The applicant has assessed the application proposal in terms of the sequential test, retail need and retail impact. It is concluded, following assessment that there is a need for convenience retail as evidenced in the accompanying LSH Report. The LSH assessment also confirms that there is no unacceptable impact on any designated centre. A thorough review of designated centres within the County Borough, including the town centre, has been undertaken and no alternative sites in sequentially preferable locations suitable and available for the development proposed have been identified.



Chapter 5

Planning Policy Assessment

- 5.1. Chapter four of this Statement specifically considered the retail policies associated with this application and responded to these specific local and national level requirements. The following considers the broader planning issues beyond the principle of acceptability of the proposed change of use.

Design and Appearance

- 5.2. The application proposal does not have any implications for the design and appearance of the existing retail unit which would remain unchanged by this proposal.

Highways and Transport

- 5.3. The application premises benefits from a significant car park with 134 spaces whilst further car parking opportunities are located at the other retailers at neighbouring units. Essentially the car parking area is shared amongst the units. The Transport Statement prepared by SLR includes a parking accumulation assessment. This assessment advises that the maximum anticipated parking accumulated parking for the proposal will be 45 cars, which falls well below the number of space on site and meets the requirements of Wales Parking Standards (2008).
- 5.4. In terms of impact on the local highway network the SLR assessment identifies that there will be an increase in traffic movements associated with the expanded range of goods at the premises. However, this will not have an unacceptable adverse impact on the local highway network.
- 5.5. Beyond private cars the Assessment advises that the site is well located in terms of walking and cycling routes and that bus stops with frequent services to residential areas are within easy walking distance of the premises.
- 5.6. There are no proposed changes to the site access or servicing arrangements which provide an existing safe means of access to the site.

Amenity

- 5.7. The application site forms part of a retail/commercial area on the north side of the A465 Heads of the Valleys Road. There are no residential properties or residential uses in proximity to the application premises which would be affected by the proposal. As such the proposal will not generate any amenity concerns.



Ecology and Arboriculture

- 5.8. The application proposal seeks the change of the use of the premises. There is no implications for trees or biodiversity associated with the application which will be unaffected by these proposals.

Flood Risk and Drainage

- 5.9. The application proposal does not result in any changes with implications for drainage.

Waste Management

- 5.10. The application proposal will utilise existing arrangements for the storage of waste. Collection of waste will be the responsibility of the Iceland Food warehouse. Recyclable plastic and cardboard will be collected as part of the store servicing arrangements and recycled as appropriate.

Lighting

- 5.11. There are no proposals to change the lighting on site from that which currently exists.

Benefits

- 5.12. It is considered that the proposed development will deliver a number of benefits which weigh in favour of the proposal. These are outlined below.
- 5.13. The application proposal will deliver a number of new jobs to the area. The new Food Warehouse store will generate between 20 and 25 new jobs in a range of roles from cleaners to managers. The majority of these roles will be filled by local people as is the case with most of company's stores. There will also be jobs upfront in terms of fitout and works to the building to provide for Food Warehouse.
- 5.14. The application makes sustainable use of an existing premises. The proposed development will ensure that an otherwise vacant property will be put use for the purpose it was originally intended, as a shop. The proposal is in line with the surrounding uses and clearly compatible and complimentary to surrounding uses.
- 5.15. The introduction of Food Warehouse will add competition and choice to the convenience retail market in Merthyr Tydfil. As outlined earlier in this Statement the proposal will bring Food Warehouse to Merthyr Tydfil. The opening of the proposed store will make the brand accessible to residents and provide additional choice for residents especially when doing large food shops particularly in the current cost of living crisis, the addition of a further discount retailer to the town utilising an existing retail premises can only be viewed as positive.
- 5.16. PPW at paragraph 5.4.1 advises that the planning system should ensure that growth is not constrained by a shortage of land for economic uses including retail. PPW goes on to confirm that the Welsh Government seeks to maximise opportunities to strengthen the economy, with particular



reference to retail advising that the planning system should be supportive of this aim. The submitted sequential test identifies that there are no other alternative sites within Merthyr Tydfil for the proposed use, there is an identified need for convenience retail and no unacceptable impact. It is clear, in this context, that the planning system should be supportive of the proposal and the reuse of this otherwise vacant unit as proposed by this application.

- 5.17. There are clear benefits associated with the development which clearly weigh in its favour, whilst there are no site specific issues or concerns that would suggest the proposed variation of condition should be considered unacceptable.



Chapter 6

Conclusion

- 6.1. The application proposal seeks to vary the existing condition imposed on the retail unit to expand the permissible range of goods which can be sold from to provide for the occupation of the unit by Food Warehouse. The proposal represents an expansion of Food Warehouse to Merthyr Tydfil bringing the concept to the town's residents.
- 6.2. The applicant has sought specifically, through this statement and the accompanying assessment prepared by LSH, to respond to the requirements of retail policy as outlined in Local Plan Policy EcW3 and PPW. The application premises falls within an acknowledged retail centre which already includes convenience retail provision in the form of a large Asda supermarket and Lidl.
- 6.3. In respect of need it is demonstrated that there is a need for the development and there is no unacceptable impact. The application proposal will facilitate a new convenience retail format in the town. The proposal will also deliver a brand currently not available in Merthyr Tydfil, in an accessible location with existing retailers and reduce car travel. It also makes use of an existing vacant premises for the purpose it was originally constructed.
- 6.4. In sequential terms a full assessment of Merthyr Tydfil has been undertaken and no sequentially preferable available and suitable sites for the proposal have been identified.
- 6.5. PPW provides clear support for retail developments identifying that the Welsh government seeks to maximise opportunities to strengthen the economy and that advises that expansion of retail should not be constrained by a lack of sites or premises.
- 6.6. There are no technical or other planning reasons as to why planning permission should not be granted. There is sufficient car parking to meet the needs of the proposal and significant benefits in terms of jobs, investment and the sustainable reuse of a premises which would otherwise fall vacant all weigh in the development's favour.
- 6.7. The proposed development meets the policy tests and accords with the Development Plan for Merthyr Tydfil. It is considered that planning permission should be granted and condition varied as proposed.



Appendix 1

BRINSONS



www.brinsons.co.uk

RETAIL UNIT TO LET

**FORMER PAPA JOHN'S UNIT
TY PENDERYN
MERTHYR TYDFIL, CF47 8DP**

- Ground floor retail unit with A3 planning consent
- Total area circa 881 sq ft (81.8 sq m).
- Prominent town centre location
- Car parking available
- Available immediately

RENT: £14,000 PER ANNUM EXCLUSIVE

BRINSONS COMMERCIAL

Call 02920 867711 or email caerphilly@brinsons.co.uk to view this property

LOCATION

Merthyr Tydfil itself is located approximately 25 miles north of Cardiff and is accessed via the A470 Cardiff to Merthyr dual carriageway.

The property is located towards the southern end of High Street in a pedestrianised area with one of the town centre car parks located immediately behind.

Ty Penderyn is a mixed-use building, with occupiers including Merthyr County Borough Council (Registry Office), Maximus UK Ltd, Media Academy Cymru and The Military Preparation College for Training.

DESCRIPTION

The subject property comprises an open plan ground-floor retail unit, which is currently undergoing redecoration. The unit benefits from a wide retail frontage, with full height glazed windows and a large external decked area.

The unit benefits from two points of access, and a separate WC. The accommodation is DDA compliant with lift access from ground / street level.

ACCOMMODATION

From measurements taken from the Valuation Office Agency (VOA), we have calculated the following net floor areas:

Total Net Internal Area: 881 sq ft (81.8 sq m)

SERVICES

We understand that the property benefits from mains gas, electric, water and drainage.

However, we have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

TERMS

The property is available to let by way of a new lease on terms to be agreed.

RENT/ PRICE

£14,000 per annum exclusive.

EPC

Rating D

IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

BUSINESS RATES

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Rateable Value: £9,600

Uniform Business Rate 2024/25: 56.2

Gross Rates Payable: £5,295.20

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However, in this instance, we understand that VAT is payable.

MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons, Eastgate, Market Street
Caerphilly, CF83 1NX
Tel: 02920 867711

Joshua Isaac - joshua.isaac@brinsonspc.co.uk
Tristan Kugler - tristan.kugler@brinsonspc.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

J1/T1/2818/JAN25



BRINSONS
'Eastgate', Market Street
Caerphilly, CF83 1NX

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caerphilly@brinsons.co.uk

E-





PROMINENT SHOP UNIT TO LET

**UNIT 9
BEACONS PLACE
MERTHYR TYDFIL
CF47 8DF**

- GROUND FLOOR – 3,886 SQFT
(MAY SPLIT)
- SUITABLE FOR VARIOUS USES
- HIGH FOOTFALL LOCATION



LOCATION

Beacon's Place Shopping Centre is situated on the High Street in the centre of Merthyr Tydfil and provides the town's prime retail pitch together with Tydfil Square.

The Centre therefore provides a key pedestrian link between the car park and High Street and the St Tydfil Square Shopping Centre.

The premises form part of Beacons Place Shopping Centre adjoining the Tesco Superstore and 530 space car park and comprise retail space with ancillary accommodation at first floor.

DESCRIPTION & ACCOMMODATION

The property comprises a large ground floor shop unit with ancillary accommodation at first floor level.

The approximate floor areas are as follows: -

Ground Floor Sales	3,886 sqft	361.08 sqm
First Floor Ancillary	3,745 sqft	347.92 sqm
WC		

TERMS

The premises are available on a new effectively full repairing and insuring lease by way of service charge for a term to be agreed.

RENT

On application.

SERVICE CHARGE

The service charge for the current year is £33,152 plus VAT.

RATES

Our inspection of the rating list shows the following assessment for the subject property.

Current Rateable Value	£35,000
Rates Payable (2025/26)	£19,880

The Welsh Government will be providing rates relief for all retail, leisure and hospitality businesses. Eligible ratepayers will receive 40% non-domestic rates relief for the financial year 2025/26. This will be capped at £110,000 per business across Wales. Please discuss with the Local Authority to check whether you are eligible for any rates relief.

EPC

The property has an EPC Rating of D:90.

A copy of the Energy Performance Certificate is available on request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

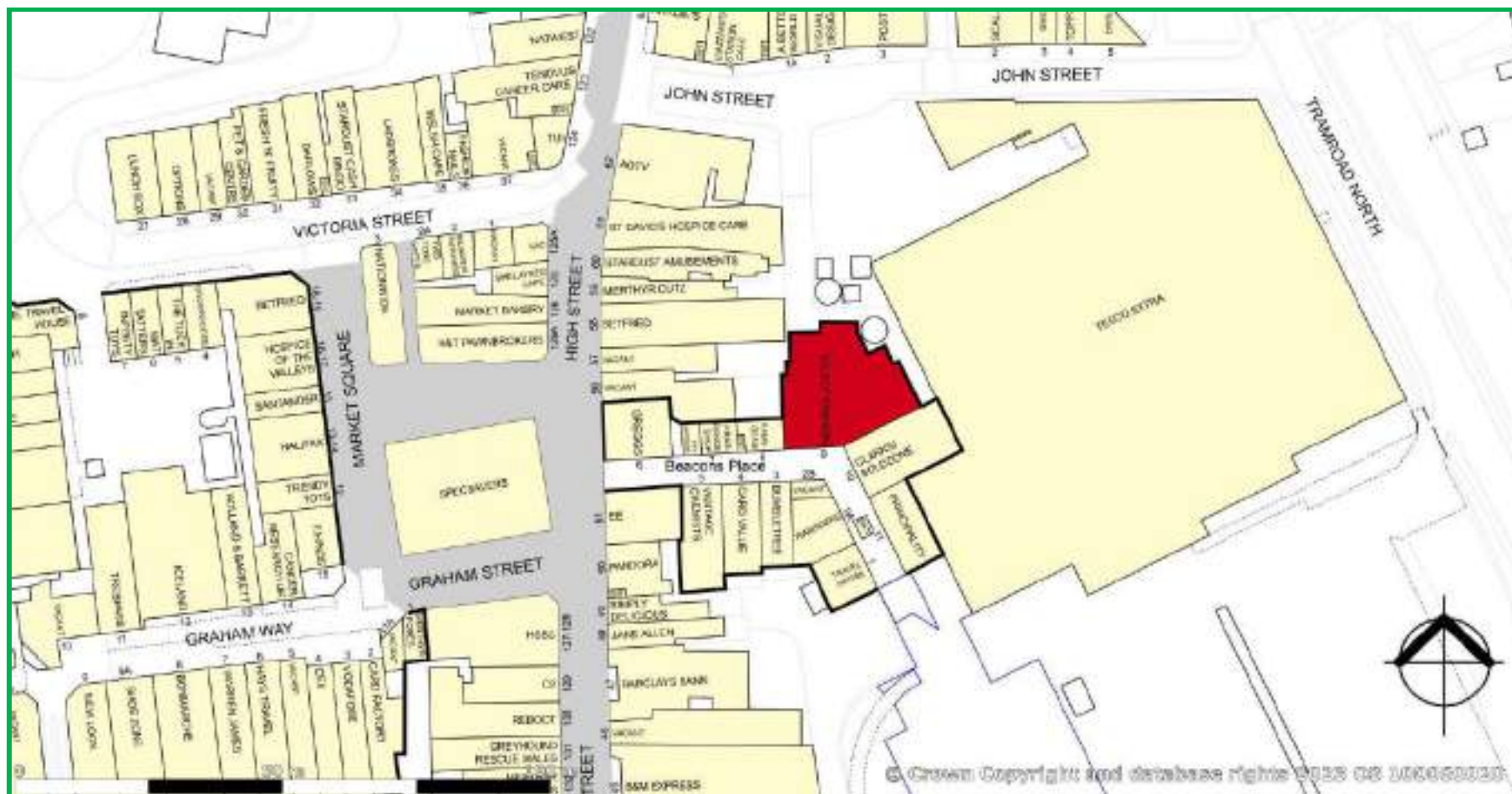
MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Philip Gwyther • Tel: 07775 910994 • E-mail: philip@ejhales.co.uk

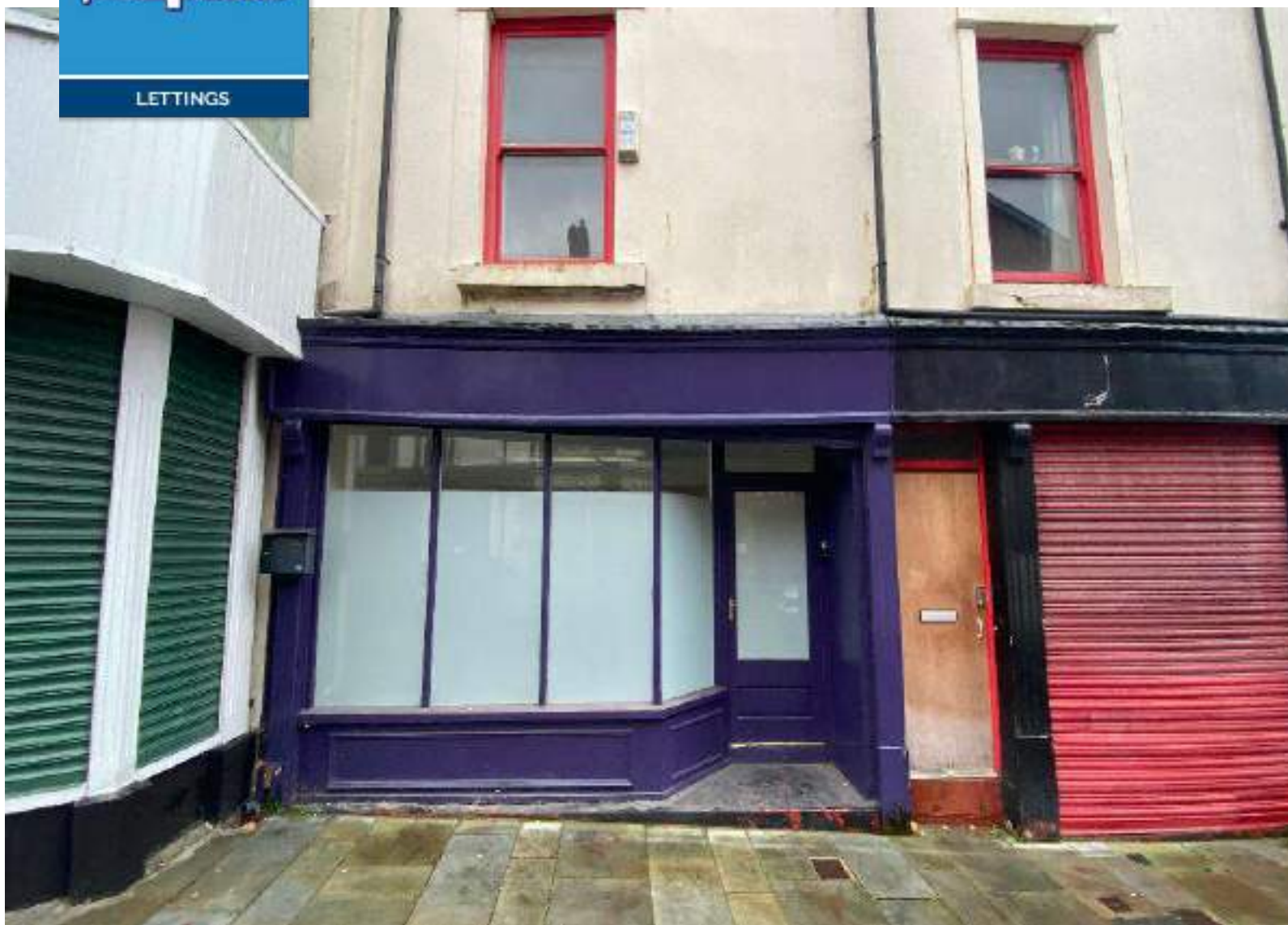
E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.



first4rentals

LETTINGS

commercial property | Upper High Street, Merthyr Tydfil, CF47 8UG | **£650 per month**



DESCRIPTION

Commercial shop premises, prime front at Upper High Street Merthyr Tydfil.

Large front shop area, separate enclosed rooms lead off, to kitchen and toilet. Kitchen and toilet to rear of property, there is rear lane access to the property via electric roller shutter, which allows for TWO car parking spaces.













DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



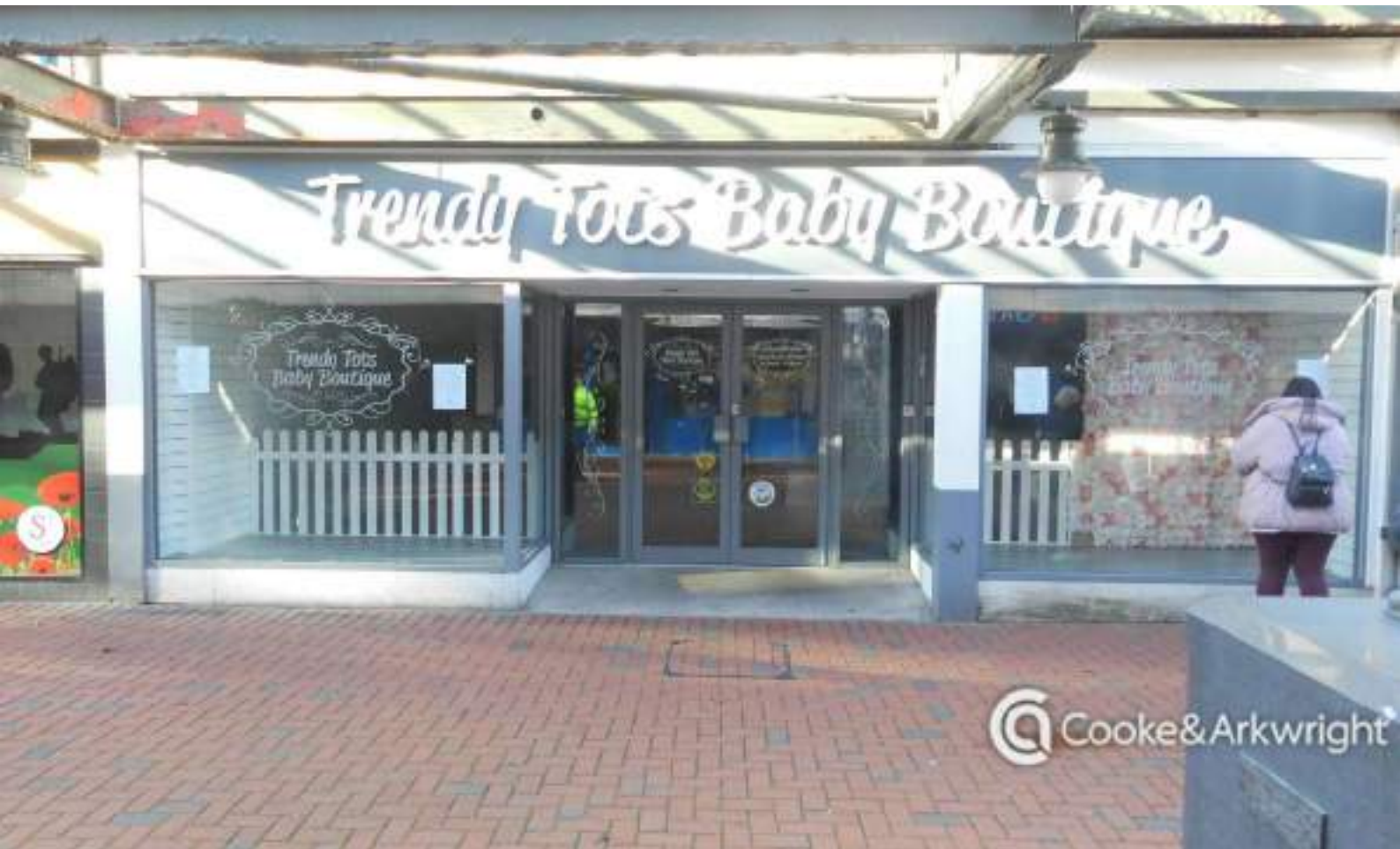
3 Bargoed Terrace
Treharris
Mid Glamorgan
CF46 5RB

Landline: 01443 410646

Mobile: 07817412264

E-mail: info@first4rentals.co.uk

Web: www.georgeestatesuk.co.uk



2A New Market Walk

St. Tydfil Square Shopping Centre, Merthyr Tydfil, CF47 8EL

Unit to Let

3,338 sq ft
(310.11 sq m)

- Well configured unit
- Prominent position within scheme
- Occupiers nearby include; Greggs, Well Pharmacy, Poundland

2A New Market Walk, St. Tydfil Square Shopping Centre, Merthyr Tydfil, CF47 8EL

Summary

Available Size	3,338 sq ft
Rent	£15,500 per annum
Rates Payable	£12,223.50 per annum
Rateable Value	£21,750
Service Charge	£20,788 per annum TBA
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (93)

Location

St Tydfil Shopping Centre is the prime shopping destination in Merthyr Tydfil Town Centre. Occupiers within the scheme include Poundland, Iceland, New Look, Costa, Greggs and Savers. The new bus station is located to the south of the scheme. Merthyr benefits from good transport links to neighbouring towns via the A470 and A465.

Description

The unit can be accessed from New Market Walk, there is rear access for deliveries in the service area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	1,629	151.34
Ground - Ancillary	45	4.18
Basement - Ancillary	1,664	154.59
Total	3,338	310.11

Terms

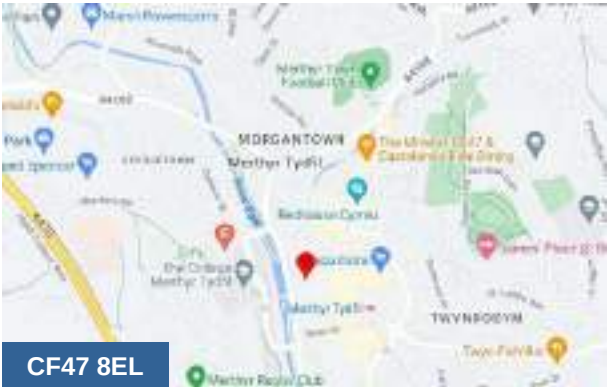
The unit is available to let on the basis of a new lease for a term to be agreed via effective full repairing and insuring terms via service charge.

Planning

We understand that the property benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.

Viewings

By appointment via sole letting agents Cooke & Arkwright.



Viewing & Further Information



Sebastian Branfield
02920 346 315
seb.branfield@coark.com



Ben Davies
02920 346 311
ben.davies@coark.com



5 Graham Way

Merthyr Tydfil, CF47 8ED

TO LET: Retail Shop in Merthyr Tydfil

1,458 sq ft
(135.45 sq m)

- 1,458 sq.ft Ground Floor Sales
- Suitable for New Businesses
- Quoting Rent £17,500 pax

5 Graham Way, Merthyr Tydfil, CF47 8ED

Summary

Available Size	1,458 sq ft
Rent	£17,500 per annum
Rates Payable	£7,727.50 per annum Interested parties are encouraged to make their own enquiries with the Local Rating Authority.
Rateable Value	£13,750
Service Charge	£7,567.17 per annum TBA
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (77)

Description

The unit is accessed via single door from Graham Way. Access for deliveries is provided to the rear in the service area.

Location

St Tydfil Shopping Centre is the prime shopping destination in Merthyr Tydfil Town Centre. Occupiers within the scheme include Poundland, Iceland, Costa, Greggs and Savers. Footfall figures can be provided upon request.

The new bus station is located to the south of the scheme. Merthyr benefits from good transport links to neighbouring towns via the A470 and A465.

Adjacent occupier is CeX with nearby occupiers including Vodafone, Warren James and Holland & Barrett.

Accommodation

Name	sq ft	sq m
Unit	1,458	135.45
Total	1,458	135.45

Terms

The unit is available to let on the basis of a new lease for a term to be agreed via effective full repairing and insuring terms via service charge.

Viewings

By appointment via sole letting agents Cooke & Arkwright.



Viewing & Further Information



Sebastian Branfield
02920 346 315
seb.branfield@coark.com



Ben Davies
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ben.davies@coark.com



5 New Market Walk

St. Tydfil Square Shopping Centre, Merthyr Tudful, CF47 8EL

Unit to Let

5,680 sq ft
(527.69 sq m)

- Well Configured Unit
- Prominent Position Within Scheme
- Occupiers Nearby include; Greggs, Well Pharmacy, Poundland

5 New Market Walk, St. Tydfil Square Shopping Centre, Merthyr Tudful, CF47 8EL

Summary

Available Size	5,680 sq ft
Rent	£50,000 per annum
Rates Payable	£22,339.50 per annum
Rateable Value	£39,750
Service Charge	£41,212.20 per annum TBA
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The unit can be accessed from New Market Walk, there is rear access for deliveries in the service area.

Location

St Tydfil Shopping Centre is the prime shopping destination in Merthyr Tydfil Town Centre. Occupiers within the scheme include Poundland, Iceland, Costa, Greggs and Savers. Footfall figures can be provided upon request. The new bus station is located to the south of the scheme. Merthyr benefits from good transport links to neighbouring towns via the A470 and A465.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	3,991	370.78	Available
1st - Ancillary	1,689	156.91	Available
Total	5,680	527.69	

Viewings

By appointment via sole letting agents Cooke & Arkwright

Terms

The unit is available to let on the basis of a new lease for a term to be agreed via effective full repairing and insuring terms via service charge

Planning

We understand that the property benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents



Viewing & Further Information

Ben Davies
02920 346 311
ben.davies@coark.com

Sebastian Branfield
02920 346 315
seb.branfield@coark.com



7 Victoria Street

St Tydfil Square Shopping Centre, Merthyr Tydfil, CF47 8ED

Unit to Let

706 sq ft
(65.59 sq m)

- 459 sq.ft. Ground Floor Sales
- Suitable for New Businesses
- Storage Space to the First Floor
- Quoting Rent £8,500 pax

7 Victoria Street, St Tydfil Square Shopping Centre, Merthyr Tydfil, CF47 8ED

Summary

Available Size	706 sq ft
Rent	£8,500 per annum
Rates Payable	£2,922.40 per annum
Rateable Value	£5,200
Service Charge	£4,408.46 per annum
VAT	VAT is payable to the rent
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

Location

St Tydfil Shopping Centre is the prime shopping destination in Merthyr Tydfil Town Centre. Occupiers within the scheme include Poundland, Iceland, New Look, Costa, Greggs and Savers. Footfall figures can be provided upon request. The new bus station is located to the south of the scheme. Merthyr benefits from good transport links to neighbouring towns via the A470 and A465.

Description

The premises provides a ground floor sales area with additional storage space to first floor. Access is direct from Victoria Street.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Floor Sales	459	42.64
1st - Floor Ancilliary	247	22.95
Total	706	65.59

Terms

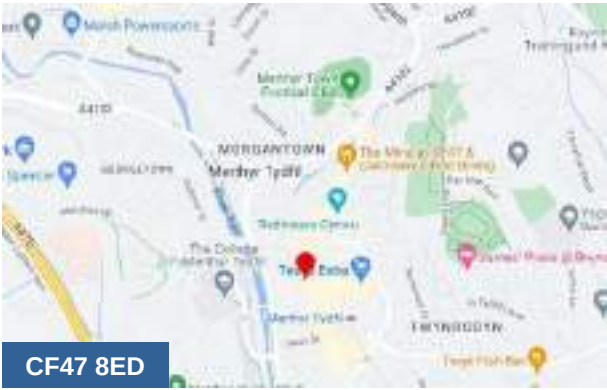
The unit is available to let on the basis of a new lease for a term to be agreed, via effective full repairing and insuring terms via a service charge.

Planning

We understand that the property benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.

Viewings

By appointment via sole letting agents Cooke & Arkwright



Viewing & Further Information



Ben Davies
02920 346 311
ben.davies@coark.com



Sebastian Branfield
02920 346 315
seb.branfield@coark.com



9A Graham Way

St Tydfil Square Shopping Centre, Merthyr Tydfil, CF47 8EG

Unit to Let - Subject to Vacant Possession

2,945 sq ft
(273.60 sq m)

- Well configured
- Prominent position in the scheme
- Adjacent occupiers include; New Look, Iceland and Costa

Summary

Available Size	2,945 sq ft
Rent	£20,000 per annum
Rates Payable	£13,909.50 per annum
Rateable Value	£24,750
Service Charge	£21,586 per annum TBA
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

Description

The unit can be accessed via a single door from Graham Way, there is rear access for deliveries in the service area.

Location

St Tydfil Shopping Centre is the prime shopping destination in Merthyr Tydfil Town Centre. Occupiers within the scheme include Poundland, Iceland, New Look, Costa, Greggs and Savers. Footfall figures can be provided upon request. The new bus station is located to the south of the scheme. Merthyr benefits from good transport links to neighbouring towns via the A470 and A465.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground Floor Sales	2,445	227.15
Ancillary - Ground Floor Ancillary	500	46.45
Total	2,945	273.60

Viewings

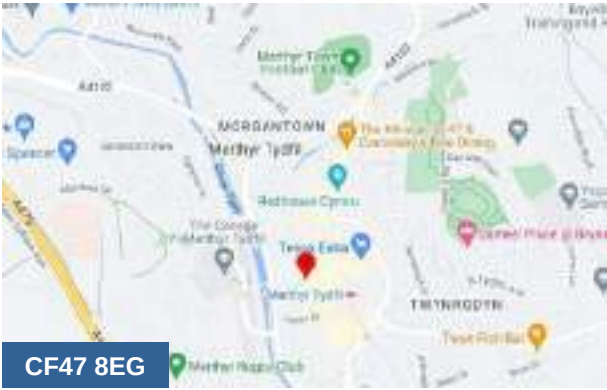
By appointment via sole letting agents Cooke & Arkwright.

Terms

The unit is available to let on the basis of a new lease for a term to be agreed via effective full repairing and insuring terms via service charge.

Planning

We understand that the property benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.



Viewing & Further Information



Sebastian Branfield
02920 346 315
seb.branfield@coark.com



Ben Davies
02920 346 311
ben.davies@coark.com

10 GRAHAM WAY, ST TYDFIL SHOPPING CENTRE

MERTHYR TYDFIL CF47 8EG



UNIT TO LET
GROUND FLOOR SALES - 1,171 SQ FT



St Tydfil shopping centre is the prime shopping destination in Merthyr Tydfil town centre. Occupiers within the scheme include Poundland, Iceland, Boots, Costa, Greggs and Savers. Footfall figures can be provided on request.

The new bus station is located to the south of the scheme. Merthyr benefits from good transport links to neighbouring towns via the A470 and A465.

Adjacent occupier is Trespass with occupiers near by including Wilko, New Look, Shoe Zone and Costa.

DESCRIPTION

The unit is directly accessed from Graham Way. Access for deliveries is provided in the rear.

TERMS

The unit is available to let on the basis of a new lease for a term to be agreed, via effective full repairing and insuring terms via a service charge.

Quoting rent £16,000 pax

RATEABLE VALUE

The 2017 Rateable Value for the property is:

Rateable value	£20,000
Rates payable	£10,700

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

SERVICE CHARGE

On account service charge for 2022 is £4,248 pa.

ACCOMMODATION

The property provides the following approximate areas and dimensions -

Ground floor sales	108.78 sq m	1,171 sq ft
---------------------------	--------------------	--------------------

EPC RATING

G-67

VAT

VAT is payable to the rent.

LEGAL COSTS

Each party to bear their own costs in dealing with this transaction.



VIEWING

To be arranged via sole letting agents:-

Ben Davies ben.davies@coark.com 029 2034 6311

Ella Jefferies ella.jefferies@coark.com 029 2034 6316

REF: BD/102937 - FEB/2022

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

Regulated by RICS

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T 029 20 346346

www.coark.com



10-11 New Market Walk

St Tydfil Square Shopping Centre, Merthyr Tydfil, CF47 8EL

Unit to Let

2,550 sq ft
(236.90 sq m)

- Well configured unit
- Prominent corner position within the scheme
- Adjacent occupiers include; Poundland, Well Pharmacy and Greggs

10-11 New Market Walk, St Tydfil Square Shopping Centre, Merthyr Tydfil, CF47 8EL

Summary

Available Size	2,550 sq ft
Rent	£30,000 per annum
Rates Payable	£16,438.50 per annum
Rateable Value	£29,250
Service Charge	£13,144.96 per annum TBA
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The unit can be accessed from New Market Walk, there is rear access for deliveries in the service area.

Location

St Tydfil Shopping Centre is the prime shopping destination in Merthyr Tydfil Town Centre. Occupiers within the scheme include Poundland, Iceland, New Look, Costa, Greggs and Savers. Footfall figures can be provided upon request. The new bus station is located to the south of the scheme. Merthyr benefits from good transport links to neighbouring towns via the A470 and A465.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground Floor Sales	2,550	236.90
Total	2,550	236.90

Terms

The unit is available to let on the basis of a new lease for a term to be agreed via effective full repairing and insuring terms via service charge.

Viewings

By appointment via sole letting agents Cooke & Arkwright.

Planning

We understand that the property benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.



Viewing & Further Information



Ben Davies
02920 346 311
ben.davies@coark.com



Sebastian Branfield
02920 346 315
seb.branfield@coark.com



Unit 14 Graham Way

Merthyr Tydfil, CF47 8EG

TO LET: Retail Shop in Merthyr Tydfil

2,734 sq ft
(254 sq m)

- 1,425 sq.ft Ground Floor Sales
- Suitable for New Businesses
- Quoting Rent £18,500 pax

Unit 14 Graham Way, Merthyr Tydfil, CF47 8EG

Summary

Available Size	2,734 sq ft
Rent	£18,500 per annum
Rates Payable	£12,070 per annum
Rateable Value	£21,250
Service Charge	£16,395.84 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

Location

St Tydfil Shopping Centre is the prime shopping destination in Merthyr Tydfil Town Centre. Occupiers within the scheme include Poundland, Iceland, New Look, Costa, Greggs and Savers. The new bus station is located to the south of the scheme. Merthyr benefits from good transport links to neighbouring towns via the A470 and A465.

Adjacent occupier is Holland & Barreett with nearby occupiers including Vodafone, Warren James and Iceland.

Description

The unit is well positioned and accessed from Graham Way. Access for deliveries is provide to the rear in the service area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	1,425	132.39
1st - Ancillary	1,309	121.61
Total	2,734	254

Terms

The unit is available to let on the basis of a new lease for a term to be agreed via effective full repairing and insuring terms via service charge.

Viewings

By appointment via sole letting agents Cooke & Arkwright.



Viewing & Further Information



Sebastian Branfield
02920 346 315
seb.branfield@coark.com



14 Newmarket Walk

Merthyr Tydfil, CF47 8EL

TO LET: Retail Shop in Merthyr Tydfil

1,166 sq ft
(108.32 sq m)

- 1,166 sq.ft. Ground Floor Sales
- Suitable for New Business
- Quoting Rent £10,500 pax.

14 Newmarket Walk, Merthyr Tydfil, CF47 8EL

Summary

Available Size	1,166 sq ft
Rent	£10,500 per annum
Rates Payable	£7,384 per annum
Rateable Value	£13,000
Service Charge	£6,260.59 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

Location

St Tydfil Shopping Centre is the prime shopping destination in Merthyr Tydfil Town Centre. Occupiers within the scheme include Poundland, Iceland, New Look, Costa, Greggs and Savers. The new bus station is located to the south of the scheme. Merthyr benefits from good transport links to neighbouring towns via the A470 and A465.

Description

The unit can be accessed from New Market Walk, there is rear access for deliveries in the service area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	1,166	108.32
Total	1,166	108.32

Terms

The unit is available to let on the basis of a new lease for a term to be agreed via effective full repairing and insuring terms via service charge.

Viewings

By appointment via sole letting agents Cooke & Arkwright.



Viewing & Further Information



Sebastian Branfield
02920 346 315
seb.branfield@coark.com



17 New Market Walk

Merthyr Tydfil, CF47 8EL

TO LET: Retail Shop in Merthyr Tydfil

1,100 sq ft
(102.19 sq m)

- 1,110 sq.ft Ground Floor Sales
- Suitable for New Businesses
- Quoting Rent £10,000 pax

17 New Market Walk, Merthyr Tydfil, CF47 8EL

Summary

Available Size	1,100 sq ft
Rent	£10,000 per annum
Rates Payable	£7,242 per annum
Rateable Value	£12,750
Service Charge	£5,815.79 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

Location

St Tydfil Shopping Centre is the prime shopping destination in Merthyr Tydfil Town Centre. Occupiers within the scheme include Poundland, Iceland, New Look, Costa, Greggs and Savers. The new bus station is located to the south of the scheme. Merthyr benefits from good transport links to neighbouring towns via the A470 and A465.

Description

The unit can be accessed from New Market Walk, there is rear access for deliveries in the service area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	1,100	102.19
Total	1,100	102.19

Terms

The unit is available to let on the basis of a new lease for a term to be agreed via effective full repairing and insuring terms via service charge.

Viewings

By appointment via sole letting agents Cooke & Arkwright.



Viewing & Further Information



Sebastian Branfield
02920 346 315
seb.branfield@coark.com



PRIME A1 / A2 / A3 OPPORTUNITY

47 HIGH STREET
MERTHYR TYDFIL
CF47 8DE



029 2037 8844 • www.ejhailes.co.uk

  @ej_hales

28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The property is situated in Merthyr's prime trading location, opposite O2 and HSBC and close to the entrance to Beacons Place Shopping Centre, the town's main shoppers car park and other multiples including Greggs, Pandora, Specsavers and EE.

DESCRIPTION

The property is a substantial Grade II Listed building which has operated as a ground floor banking hall for many years with rear and first floor offices and basement storage / vault

ACCOMMODATION

The property affords the following approximate net internal areas:-

Ground Floor Sales	2,242 sqft	208.3 sqm
First Floor Offices	1,505 sqft	139.8 sqm
First Floor male and female WC's		
Basement Stock / Vault	659 sqft	69.9 sqm
Total	4,406 sqft	409.3 sqm

LEASE & RENT

The property is held on a lease expiring June 2026.

The guide rent is £25,000 per annum exclusive.

INCENTIVES

Incentives are available subject to covenant.

RATES

We are informed by the Valuation Office that the property is assessed for rating purposes as follows:-

Rateable Value	£19,750
Rates Payable (2023/24)	£10,566

The Welsh Government will be providing rates relief for all retail, leisure and hospitality businesses. Eligible ratepayers will receive 75% non-domestic rates relief for the financial year 2023-24. This will be capped at £110,000 per business across Wales. Please discuss with the Local Authority to check whether you are eligible for any rates relief.

EPC

A copy of the Energy Performance Certificate is available on request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:

Owen Cahill • Tel: **07824 638338** • E-mail: **owen@ejhales.co.uk**

Robert Hales • Tel: **07775 910995** • E-mail: **robert@ejhales.co.uk**

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.





Appendix 2

For Sale / To Let Government Buildings, Castle Street,

Merthyr Tydfil, CF47 8TX



- NIA = 1,713 Sq m (18,442 Sq Ft)
- IPMS = 1,829 Sq m (19,691 Sq Ft)
- Self contained building
- Centrally Located
- 17 allocated car parking spaces

Savills Cardiff
12 Windsor Place
Cardiff CF10 3BY

+44 (0) 2920 368 900

savills.co.uk



Location

The property is situated on Castle Street, in the centre of Merthyr Tydfil. It is ideally located with Merthyr Tydfil Bus Station and St Tydfil Shopping Centre both within 100 metres of the property. It is easily accessible by road, just off the A470, approximately 24 miles north of Cardiff city centre and 19 miles from junction 32 of the M4. Other occupiers in the area include Merthyr Tydfil County Borough Council, Merthyr Magistrates Court, Merthyr Tydfil College and Merthyr Valley Homes.

Description

Government Buildings comprises a detached 4 storey office building built in the 1970's. The property has an 'L' shaped floorplate, with a central core accommodating passenger lift and stairs. The property benefits from a specification including perimeter trunking, suspended ceilings, Cat. II lighting with PIR's, carpeted floors and gas central heating. There are also male and female wc's.

Accommodation

	NIA		IPMS	
	Sq M	Sq Ft	Sq M	Sq Ft
Ground Floor:	332.49	3,578.93	356.26	3,834.79
First Floor:	471.65	5,076.84	501.75	5,400.86
Second Floor:	471.56	5,075.84	505.16	5,437.52
Third Floor:	437.59	4,710.20	466.15	5,017.67
Total Area:	1,713.29	18,441.81	1,829.32	19,690.83

Floor by floor lettings will be considered.

Parking

There are 17 car parking spaces at the rear of the property. These are accessed via the multi-storey car park to the rear of the property.

Terms

The office is available to let by way of a new lease for a term to be agreed. Alternatively the long leasehold interest is available for sale. (100 years from 24 June 1962, expiring 23 June 2062, paying an annual ground rent of £290).

Rent/Price

Rent – £8.00 per sq ft

Price – £375,000

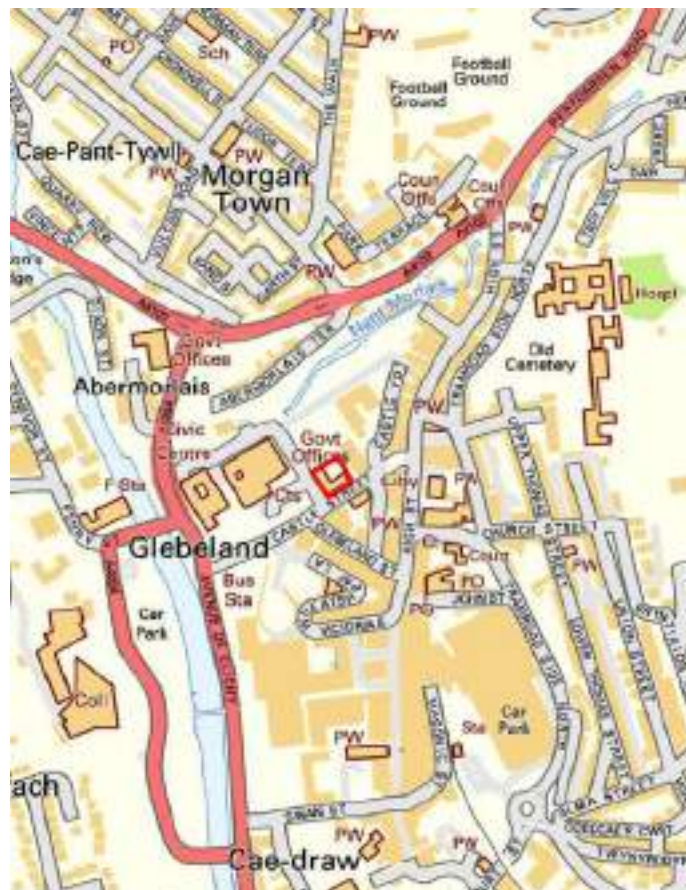
Service Charge

A building service charge will be payable in the event the building is multi-let. Further details on request.

Business Rates

Ratable Value – £78,000

Rates Payable (16/17) – £37,908



NOTE:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd. NOTE:- Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

EPC

The property has an energy performance asset rating of 69 (Rating C).

Legal Costs

Each party to bear their own legal costs.

VAT

All figures quoted are exclusive of VAT.

Viewings

Strictly by appointment via Savills.

Gary Carver

029 2036 8963

07972 000 171

gcarver@savills.com

Sam Middlemiss

029 2026 8962

07870 999 243

smiddlemiss@savills.com

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Appendix 3



8 Riverwalk

Riverwalk, Merthyr Tydfil, CF47 8EN

TO LET: First Floor Retail Space in Merthyr Tydfil

10,985 sq ft
(1,020.54 sq m)

- 1st Floor Sales 10,985 Sq.ft
- Quoting Rent
- Former Argos unit

8 Riverwalk, Riverwalk, Merthyr Tydfil, CF47 8EN

Summary

Available Size	10,985 sq ft
Rates Payable	£11,521 per annum The unit is to be assessed. Interested parties are encouraged to make their own enquiries via the Local Rating Authority.
Rateable Value	£20,500
Service Charge	TBA
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	F (136)

Description

The unit is accessed via the escalator in the main atrium of the mall. Further details on access and deliveries can be provided. Access is also provided via the service yard.

Location

St Tydfil shopping centre is the prime shopping destination in Merthyr Tydfil town centre. Occupiers within the scheme include Poundland, Iceland, Costa, Greggs and Savers. Footfall figures can be provided on request.

The new bus station is located to the south of the scheme.

Merthyr benefits from good transport links to neighbouring towns via the A470 and A465.

Occupiers on the first floor include Shaws the Drapers and a market.

Accommodation

Name	sq ft	sq m
1st - Sales	10,985	1,020.54
Total	10,985	1,020.54

Terms

The unit is available to let on the basis of a new lease for a term to be agreed, via effective full repairing and insuring terms via a service charge.



Viewing & Further Information



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