



Ground Floor, 88 High Street

Caeharris, Merthyr Tydfil, CF48 3HB

£8,000 Per Annum (No VAT)

HARRIS & BIRT

Opportunity to let a self contained ground floor retail unit which will be refurbished throughout with kitchenette / WC facilities and car parking for up to 2 vehicles at the rear.

Location

The property is located within Carharris which is a well-established mixed use residential and commercial area situated on the northern side of Merthyr Tydfil, adjoining the settlements of Dowlais and Pant. The area benefits from good road communications, with convenient access to the A470 dual carriageway, providing direct links south to Cardiff and north towards the Heads of the Valleys Road (A465).

The locality comprises a mixture of traditional housing, local retail amenities, convenience stores, schools and community facilities, serving the surrounding residential population. Merthyr Tydfil town centre lies approximately 2 miles to the south and provides a wider range of shopping, leisure and public transport facilities, including a mainline railway station with services to Cardiff.

Description

The property comprises a ground floor retail unit with self-contained access incorporating 3 No rooms which can be utilised for a variety of retailing, storage and ancillary uses. To the rear there is a WC and kitchenette. The property will be refurbished to include new flooring throughout, electrical re-wire, LED lighting, plastered and painted walls and new electric heaters. The accommodation is suitable for a range of retail and service uses, subject to obtaining the necessary planning consents.

Externally, there is a rear hard standing with car parking for up to 2 cars.

Accommodation

From measurements taken onsite, we have calculated the following Net Internal Area:

Retail area - 480 sq ft (44.59 sq m)
Kitchenette / WC - unmeasured

Total NIA - 480 sq ft (44.59 sq m)

Services

We understand that the property benefits from mains water, drainage and electricity. However, we have not tested any of the service installations and prospective occupiers must satisfy themselves independently to the state and condition of such items prior to the transaction completing.

Term

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

Rent

£8,000 per annum (No VAT).

Business Rates

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

Rateable Value: £3,700

Uniform Business Rate (UBR): 50.2

We advise all interested parties should make their own enquiries with the Valuation Office Agency and Local Authority to determine the rate relief.

Planning

We advise that all prospective purchasers make their own enquiries with CCBC Planning Department in relation to planning consents.

Energy Performance Certificate

EPC: E (113)

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 not payable.

Plans, Areas & Schedules

Any plans within these particulars are published for illustration purposes only and are not to scale.

Anti Money Laundering

As part of our obligation under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documentation requested.

Arrange a Viewing

Strictly by appointment only with the sole agents Harris & Birt. Please contact our office to arrange an appointment.

Daniel Jones MSc BSc (Hons) MRICS
or
Brooke Annandale BSc (Hons)

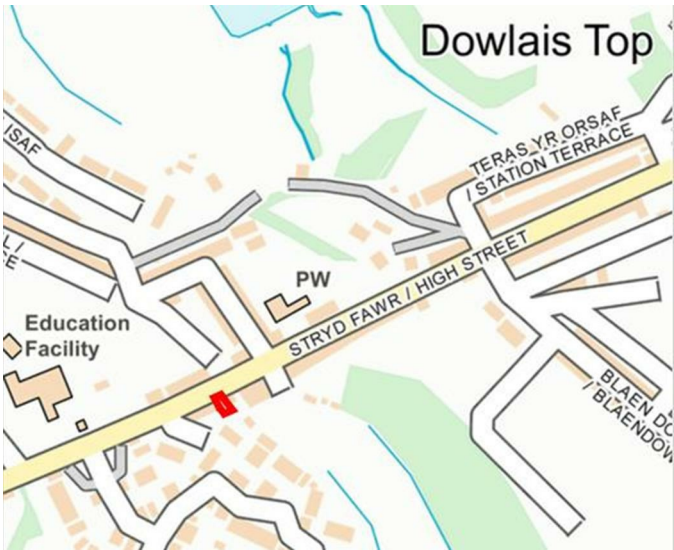
commercial@harrisbirt.co.uk / 01446 771777.

All Enquiries

Harris & Birt Chartered Surveyors
359 Caerphilly Road
Birchgrove
Cardiff
CF14 4QF

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Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF

01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

