

Cardiff

20 Royal Arcade, CF10 1AE

Subject to Vacant Possession



Location

Opposite SD2, the Royal Arcade forms part of the Morgan Quarter. On The Hayes frontage Joules, Urban Outfitters, Fred Perry, Molton Brown, Jack Wills, Dr Marten and White Stuff are represented.

The premises are located within the Royal Arcade which is occupied by both independent and specialist retailers including Wally's Delicatessen, JoJo Maman Bebe Keep the Faith and Sobey's Vintage.

Accommodation

The unit comprises ground and first floors and provides the following approximate areas:

Ground Floor Sales: 52.40 sq m 564 sq ft
First Floor Sales: 22.30 sq m 240 sq ft

Rent

£27,500 per annum exclusive.

Tenure

New effectively FRI lease, subject to an upward only rent review at the expiration of each fifth year of the term

Service Charge

£3,120 (2018/19)

Rates

Rateable Value £19,750
UBR (2018) 0.48
Rates Payable £9,480

(Interested parties are advised to make enquiries with the Local Authority)

Legal Costs

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

EPC

E : 112

Viewing & Further Information

Strictly by prior arrangement only with:

Matthew Brown

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Or via our joint agent

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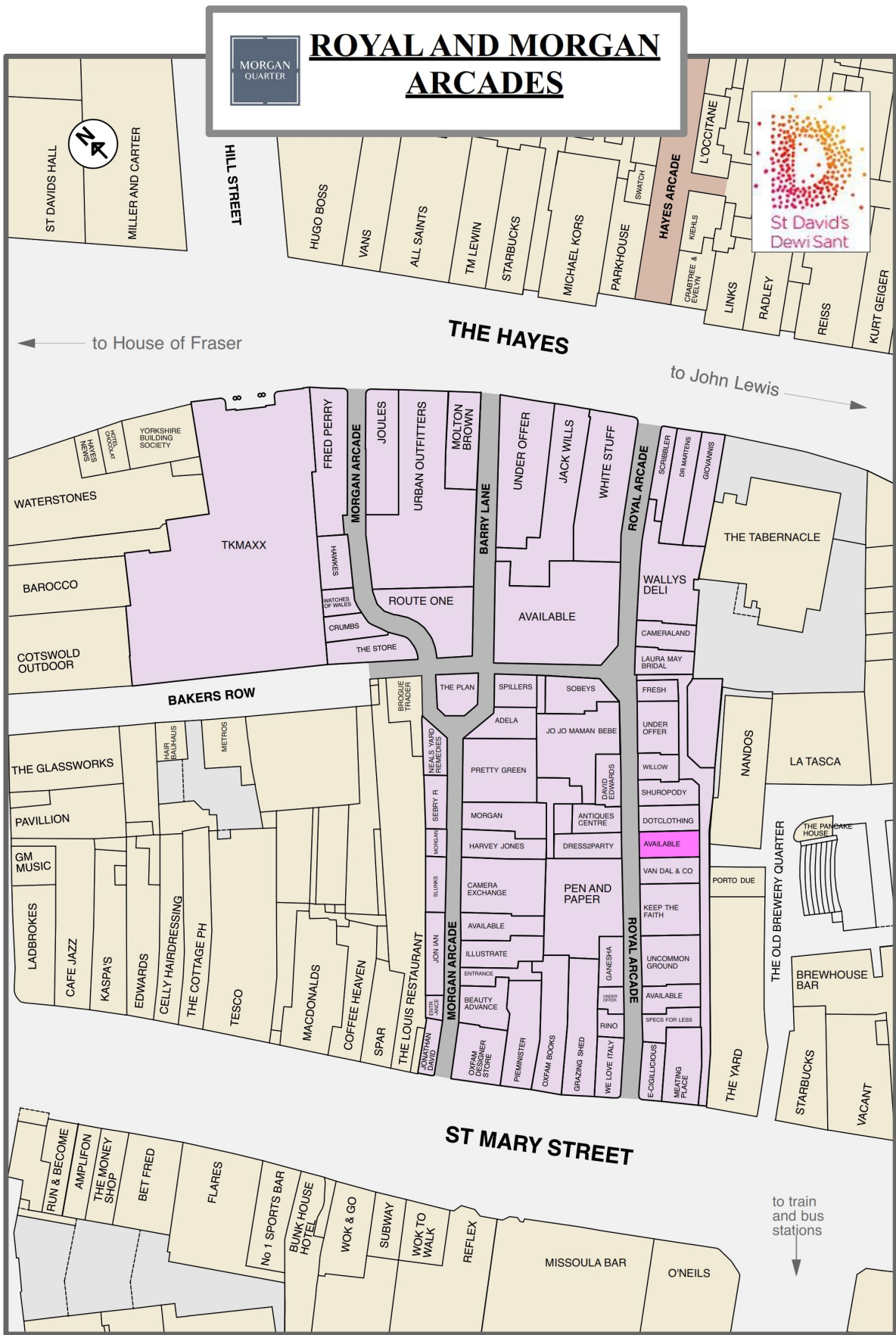
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ROYAL AND MORGAN ARCADES



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