

CARDIFF - 26 Royal Arcade



- Retail Unit To Let
- EPC : E : (109)

TENURE

The property is available on a new effectively full repairing and insuring lease, by way of a service charge for a term of years to be agreed, subject to an upward only rent review at the expiration of the fifth year of the term.

RENT

£19,000 per annum exclusive of rates, service charge and VAT (if applicable).

RATES

Rateable Value	£15,500
UBR (2013/2014)	46.4/£
Rates Payable (2013/14)	£7,192

Interested parties should verify these figures with Cardiff Council (telephone number: 02920 872087).

SERVICE CHARGE

The current service charge is £1,792.56.

VAT

All figures quoted are exclusive of VAT, where applicable.

LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

LOCATION

The Morgan Quarter has undergone significant improvements over the past 3 years and the Royal Arcade forms part of this unique shopping environment.

On The Hayes frontage **White Stuff**, **Molton Brown**, **Dr Martens**, **Fred Perry**, **Scribbler**, **TK Maxx**, **Joules** and **Urban Outfitters** are represented.

The unit adjoins **Vom Fass** and **Health with Herbs** and is in close proximity to **Rossiters** department store and **Wally's Delicatessen**.

ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

Ground floor sales	322 sqft	29.91 sqm
Basement	208 sqft	19.32 sqm

Viewing and Further Information

Strictly by prior arrangement only with

Savills
Embassy House
Queens Avenue
Bristol, BS8 1SB

Matthew Brown
Office: +44 (0) 117 910 2218
email: mabrown@savills.com

Peter Clarke, Oscar Clarke
Office: +44 (0) 2920 751800
email: peter@oscarclarke.com

