Retail

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CARDIFF - 26 Royal Arcade



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

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.

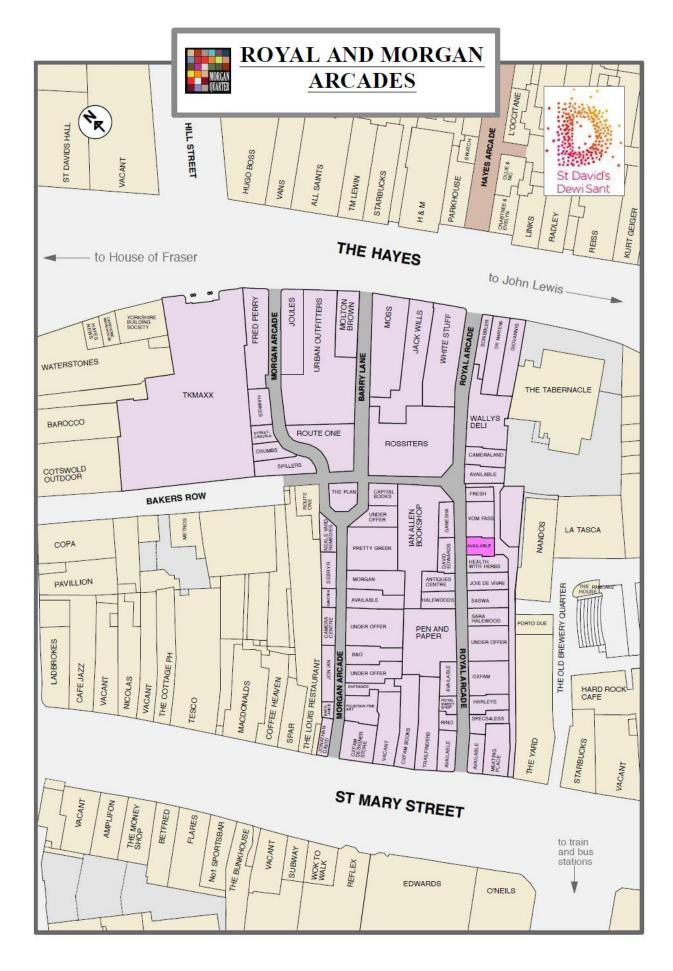
Viewing and Further Information

Strictly by prior arrangement only with

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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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