

Cardiff

33 Royal Arcade, CF10 1AE

Potential To Split



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 Keep The Faith Social Club, Wally's Delicatessen, JoJo Maman Bebe and Sobey's Vintage.

Accommodation

The unit comprises ground and basement floors and provides the following approximate net internal areas:

Ground Floor Sales:	311.22 sq m	3,350 sq ft
Basement Sales:	407.09 sq m	4,382 sq ft

Rent

£95,000 per annum exclusive.

Tenure

Available by way of a new effectively FRI lease by way of a service charge, subject to an upward only rent review at the expiration of each fifth year of the term.

Service Charge

£48,513 pa (2018)

Insurance Charge

C. £3,089 pa (2018)

The service and insurance charges are estimates based on the floor areas given and are subject to update following floor area verification.

Rates

Rateable Value:	£103,000
UBR (2018)	0.514
Rates Payable:	£52,942

Legal Costs

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

EPC

Band D

Viewing & Further Information

Strictly by prior arrangement only with:

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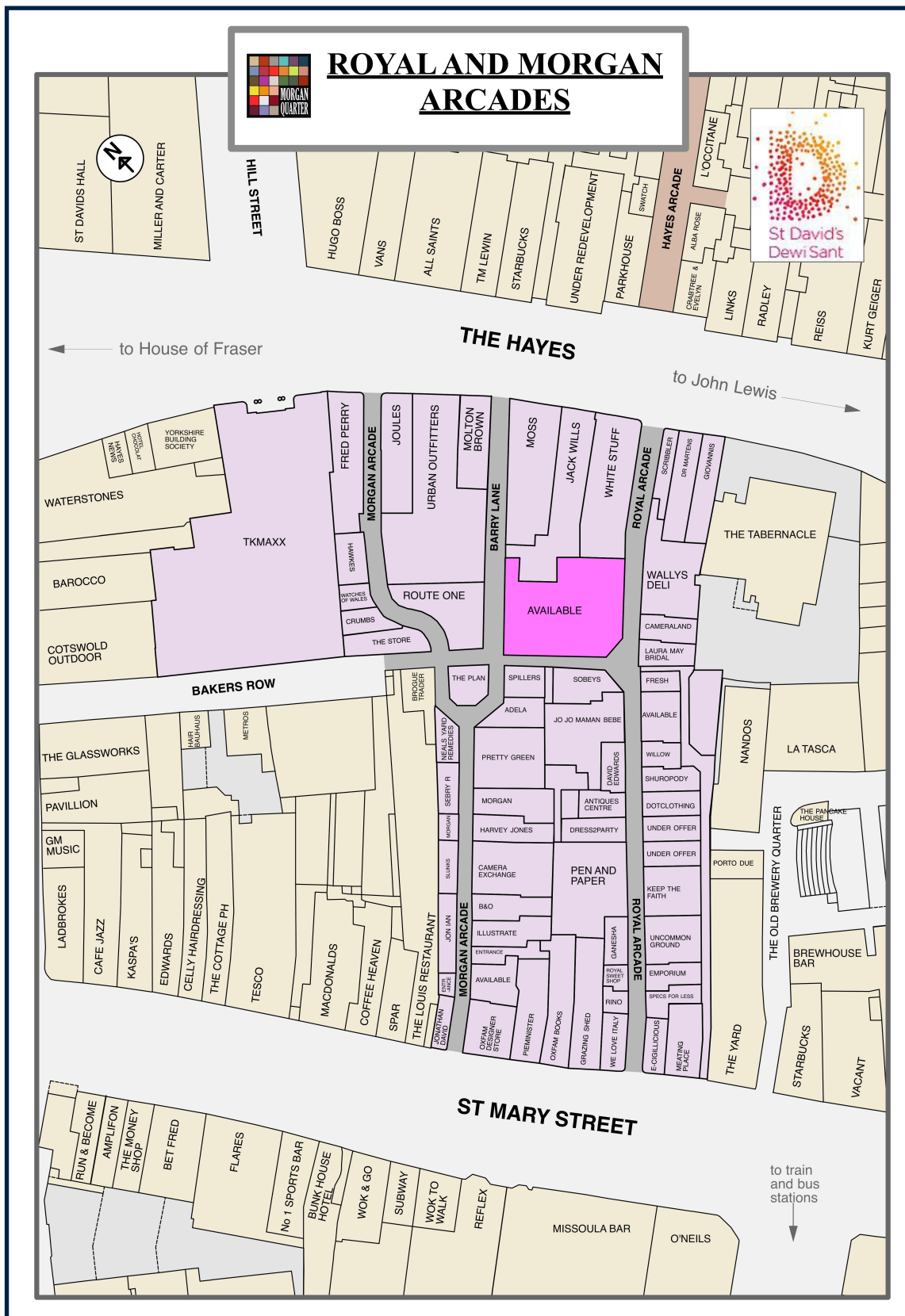
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