

Cardiff

20 Royal Arcade, CF10 1AE

To Let – Subject to Relocation



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 Rossiers Department Store, Wally's Delicatessen and Sobeys Vintage.

Accommodation

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

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

Rent

£30,000 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

£2,885 pa (2017)

Rates

Rateable Value	£19,750
UBR (2016/15)	48.6
Rates Payable	£9,599

(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 Rating

E : 112

Viewing & Further Information

Strictly by prior arrangement only with:
Savills Bristol
3rd Floor, Embassy House, Queens Avenue
Bristol, BS8 1SB
+44 (0)117 910 2200

savills.co.uk

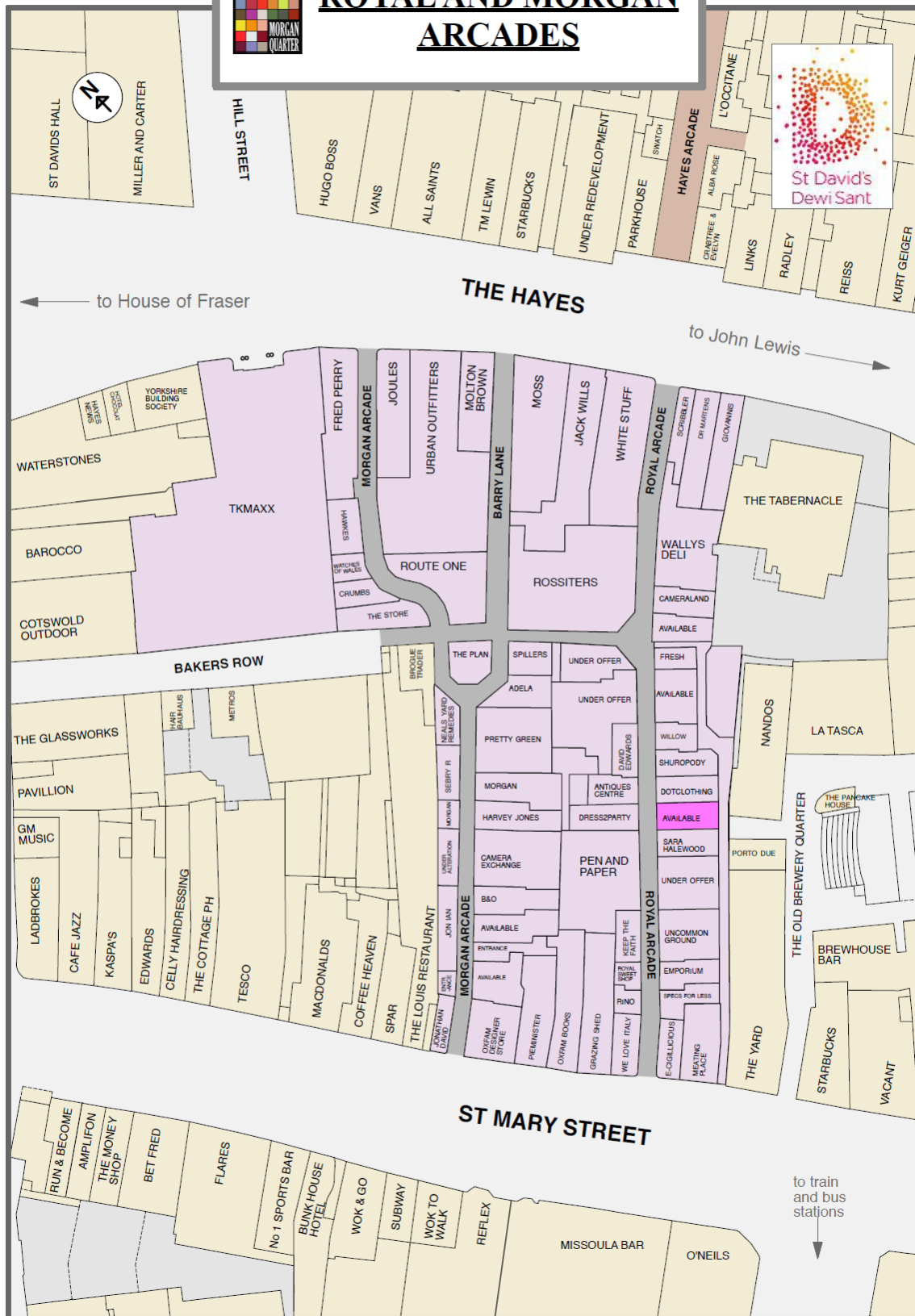
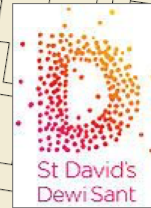
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ROYAL AND MORGAN ARCADES



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Not to scale - For Identification Purposes Only

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