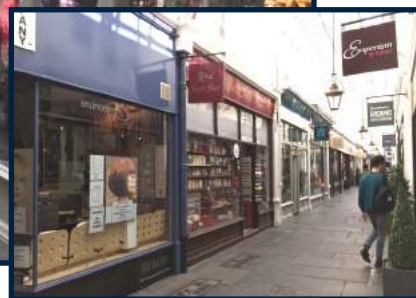
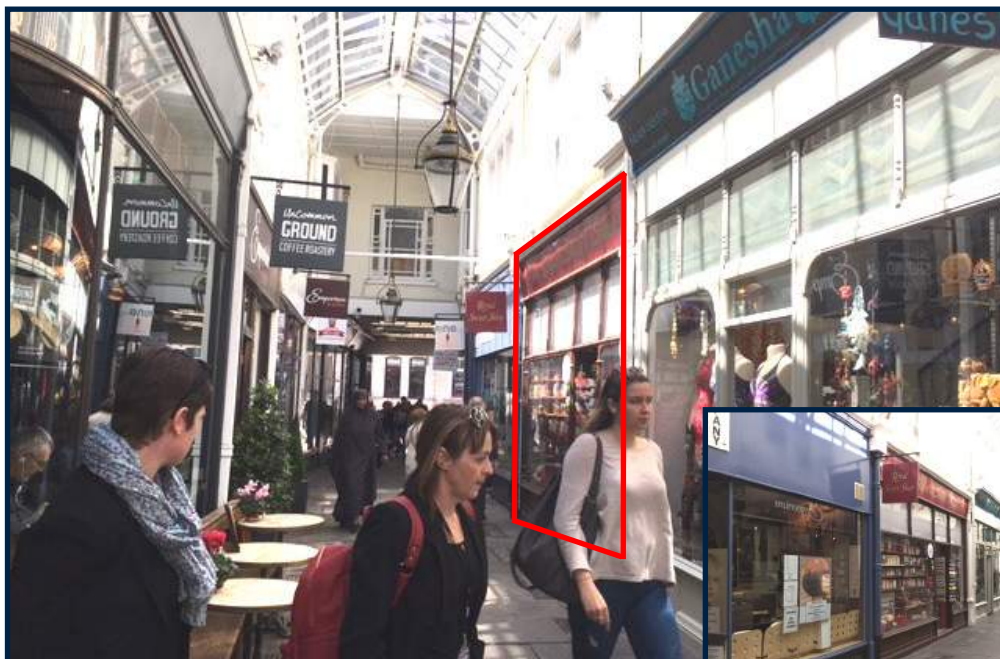


Cardiff

7 Royal Arcade, CF10 1AE

Available August 2017



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 Parade which is occupied by both independent and specialist retailers including JoJo Maman Bebe, Wally's Delicatessen, Pen & Paper and Sobeys Vintage.

Accommodation

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

Ground Floor Sales:	18.58 sq m	200 sq ft
First Floor Stores:	20.35 sq m	219 sq ft
Basement:	27.87 sq m	300 sq ft

Rent

£15,000 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

The annual service charge and buildings insurance contribution for 2017 is estimated at £3,368.45 pa.

Rates

Rateable Value	£10,750
UBR (2017)	0.499
Rates Payable	£5,364.25

(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

B : 49

Viewing & Further Information

Strictly by prior arrangement only with:

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