# Cardiff 24 Royal Arcade

# To Let



### 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 Rossiters Department Store, Wally's Delicatessen, Vom Fass and Elf.

#### Accommodation

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

Ground Floor Sales	530 sq ft	49.24 sq m
First Floor Storage	172 sq ft	15.98 sq m
Basement Storage	406 sq ft	37.72 sq m

#### Ren

£27,500 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

£3,373 pa (2014/2015)

#### Rates

Rateable Value (2010): £20,750 UBR (2014/2015): 47.3£/p Rates Payable (2014/2015): £9,814.75 (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:**

F: 136

# Viewing & Further Information

#### Strictly by prior arrangement only with:

Savills Bristol 3rd Floor Embassy House, Queens Avenue Bristol, BS8 1SB

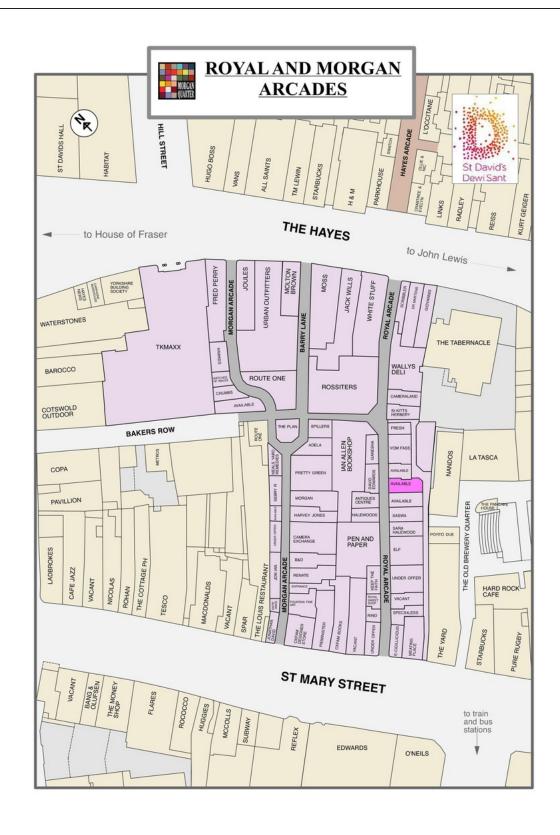
+44 (0) 117 910 2200

#### Matthew Brown

mabrown@savills.com 0117 910 2218

or via our joint agent: Peter Clarke - peter@oscarclarke.com on 02920 751800





Reproduced by permission of Experian Goad - licence no. PU100017316. Not to scale - For Identification Purposes Only.

#### Important notice

Savills, their clients and any joint agents give notice that:

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 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.

