

# 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

#### Rent

£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  
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