

Cardiff

8 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 and basement floors and provides the following approximate areas:

Ground Floor	497 sq ft	46.17 sq m
Basement	213 sq ft	19.79 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

£3,081.06pa (2014/2015)

Rates

Rateable Value (2010): £18,750

UBR(2014/2015): 47.3£/P

Rates Payable (2014/2015): 8,868.75

(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:

G : 167

Viewing & Further Information

Strictly by prior arrangement only with:

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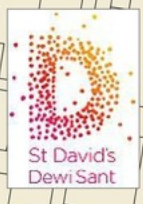
or via our joint agent:
Peter Clarke - peter@oscarclarke.com on
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ROYAL AND MORGAN ARCADES



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