

Cardiff

34 Royal Arcade, CF10 1AE

To Let – Subject to Vacant Possession



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 Scribbler.

Accommodation

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

Ground Floor Sales	503 sq ft	46.73 sq m
First Floor Sales	219 sq ft	20.35 sq m

Rent

£28,500 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

£3,100 pa (2017)

Rates

Rateable Value	£19,000
UBR (2016/17)	48.2
Rates Payable	£9,158
<i>(Interested parties are advised to make enquiries with the Local Authority)</i>	

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

F : 126

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

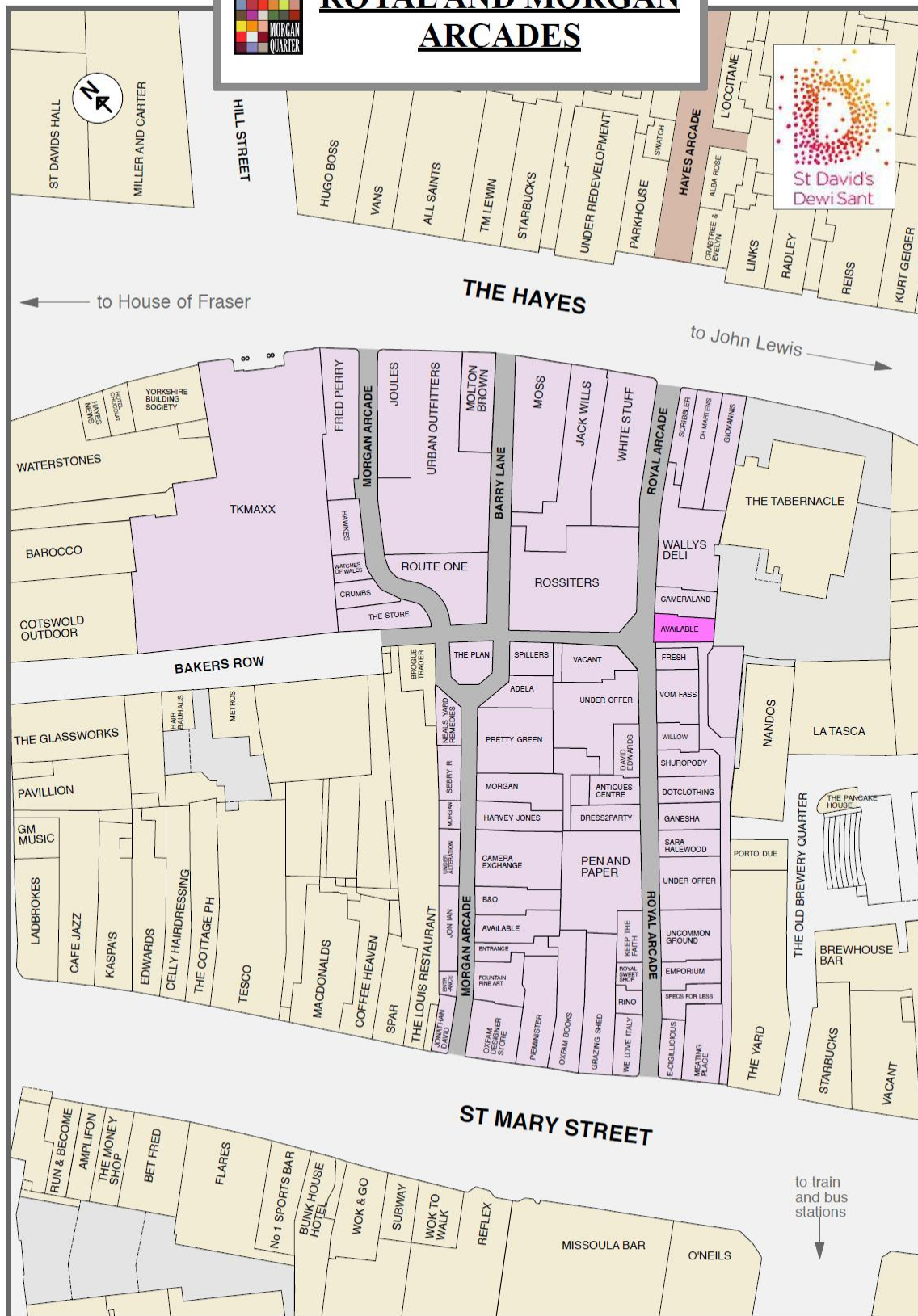
Matthew Brown
mabrown@savills.com
0117 910 2218

Or via our joint agent
Peter Clarke – peter@oscarclarke.com on
02920 751800

savills



ROYAL AND MORGAN ARCADES



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

Important notice – Subject to Contract

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

1. 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.

Designed and Produced by Savills Marketing: 020 7499 8644 | May 2016

savills