

# Cardiff

## 8 Royal Arcade, CF10 1AE

Available August 2018



### 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 adjacent to Uncommon Ground and other independent and specialist retailers including JoJo Maman Bebe, Wally's Delicatessen, Keep the Faith, Pen & Paper and Sobeys Vintage.

### Accommodation

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

Ground Floor Sales:	46.26 sq m	498 sq ft
First Floor Stores:	20.03 sq m	216 sq ft
Basement:	19.75 sq m	213 sq ft

### Rent

£25,000 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

£3,209.89 pa (2018/19)

### Rates

Rateable Value	£ 18,750
UBR (2018)	0.514
Rates Payable	£9,637.50

(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

To be confirmed

## Viewing & Further Information

Strictly by prior arrangement only with:

**Matthew Brown**  
mabrown@savills.com  
0117 910 2218

**Alex Kalebic**  
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**Or via our joint agent**  
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# ROYAL AND MORGAN ARCADES



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