Cardiff 8 Royal Arcade, CF10 1AE



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

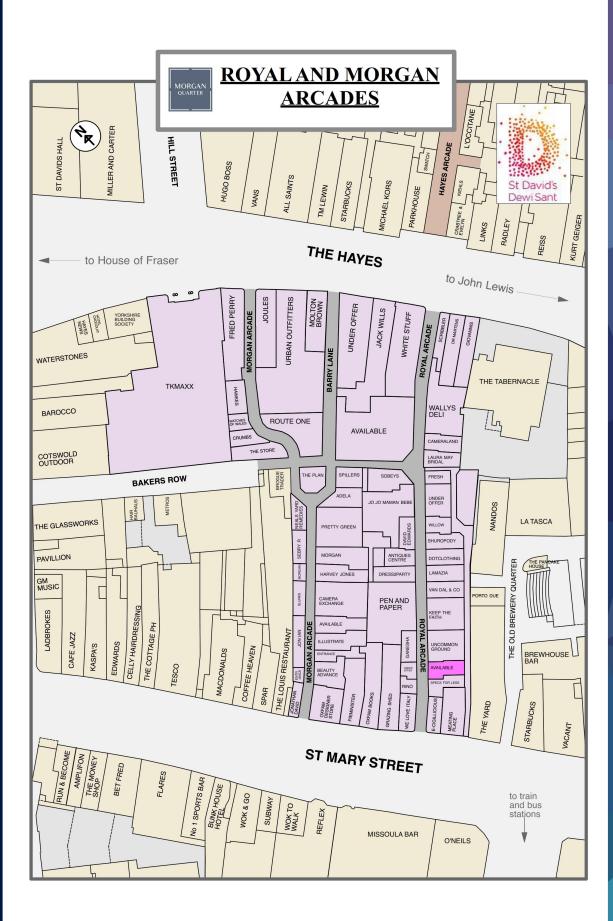
Strictly by prior arrangement only with:

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