

# Cardiff

## 31 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 floor accommodation and provides the following approximate areas:

Ground Floor Sales	701 sq ft	65.13 sq m
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#### Rent

£32,500 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

To be re-assessed.

#### Rates

The property is to be re-assessed.

#### Legal Costs

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

#### EPC Rating

Available upon request.

#### Viewing & Further Information

Strictly by prior arrangement only with:  
Savills Bristol  
3<sup>rd</sup> Floor, Embassy House, Queens Avenue  
Bristol, BS8 1SB  
+44 (0)117 910 2200

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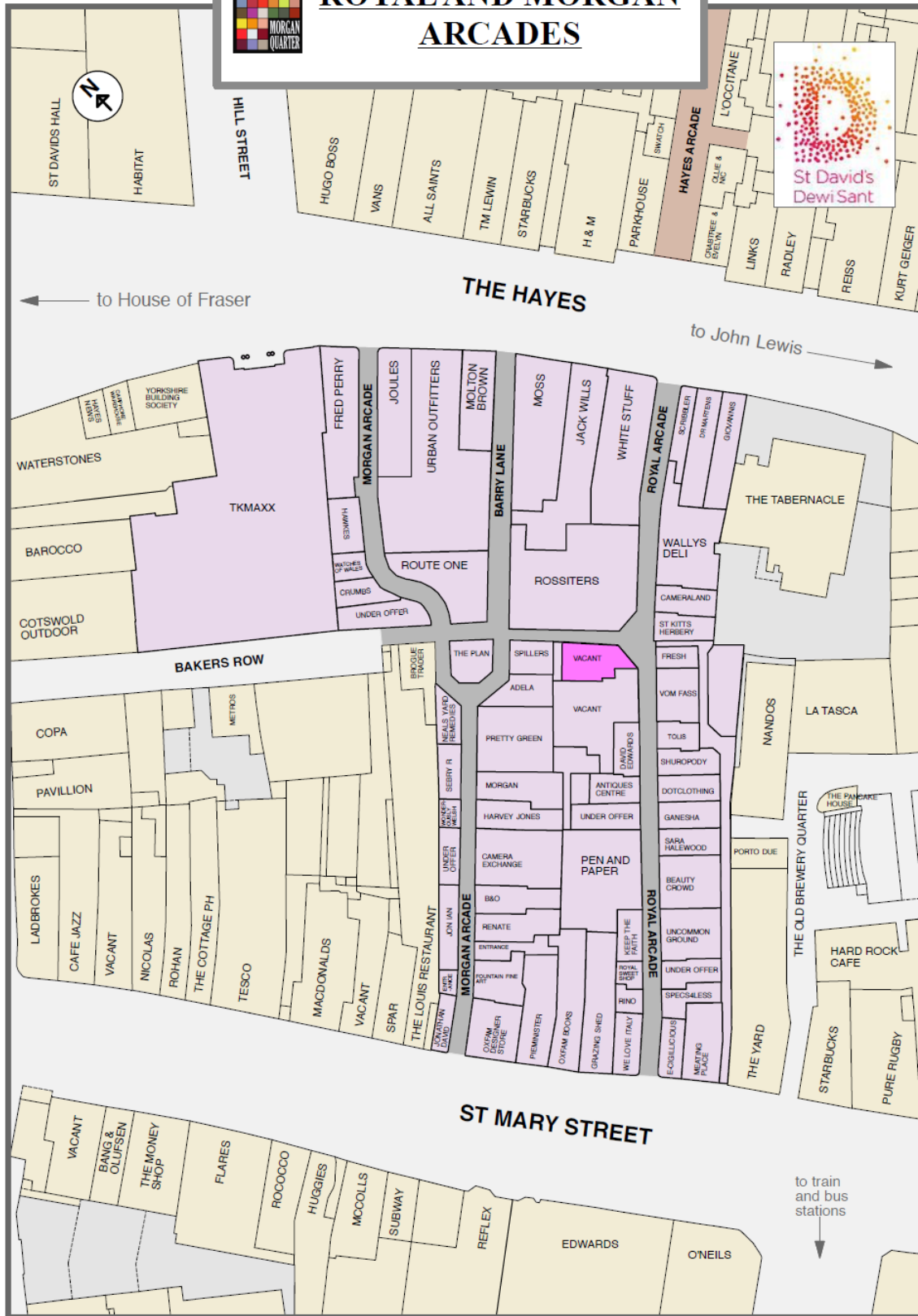
**Or via our joint agent**  
Peter Clarke –  
peter@oscarclarke.com  
02920 751800

[savills.co.uk](http://savills.co.uk)

**savills**



# ROYAL AND MORGAN ARCADES



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