

Cardiff

28-30 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 Arcade which is occupied by both independent and specialist retailers including Rossiers Department Store, Wally's Delicatessen and Sobey's Vintage.

Accommodation

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

Ground Floor Sales	551 sq ft	51.18 sq m
First Floor Sales/Stock	584 sq ft	54.25 sq m
Basement	445 sq ft	41.34 sq m

Rent

£34,000 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

£6,231 pa (2017)

Rates

Rateable Value £24,750

UBR (2016/15) 48.6

Rates Payable £12,029

(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

D : 99

Viewing & Further Information

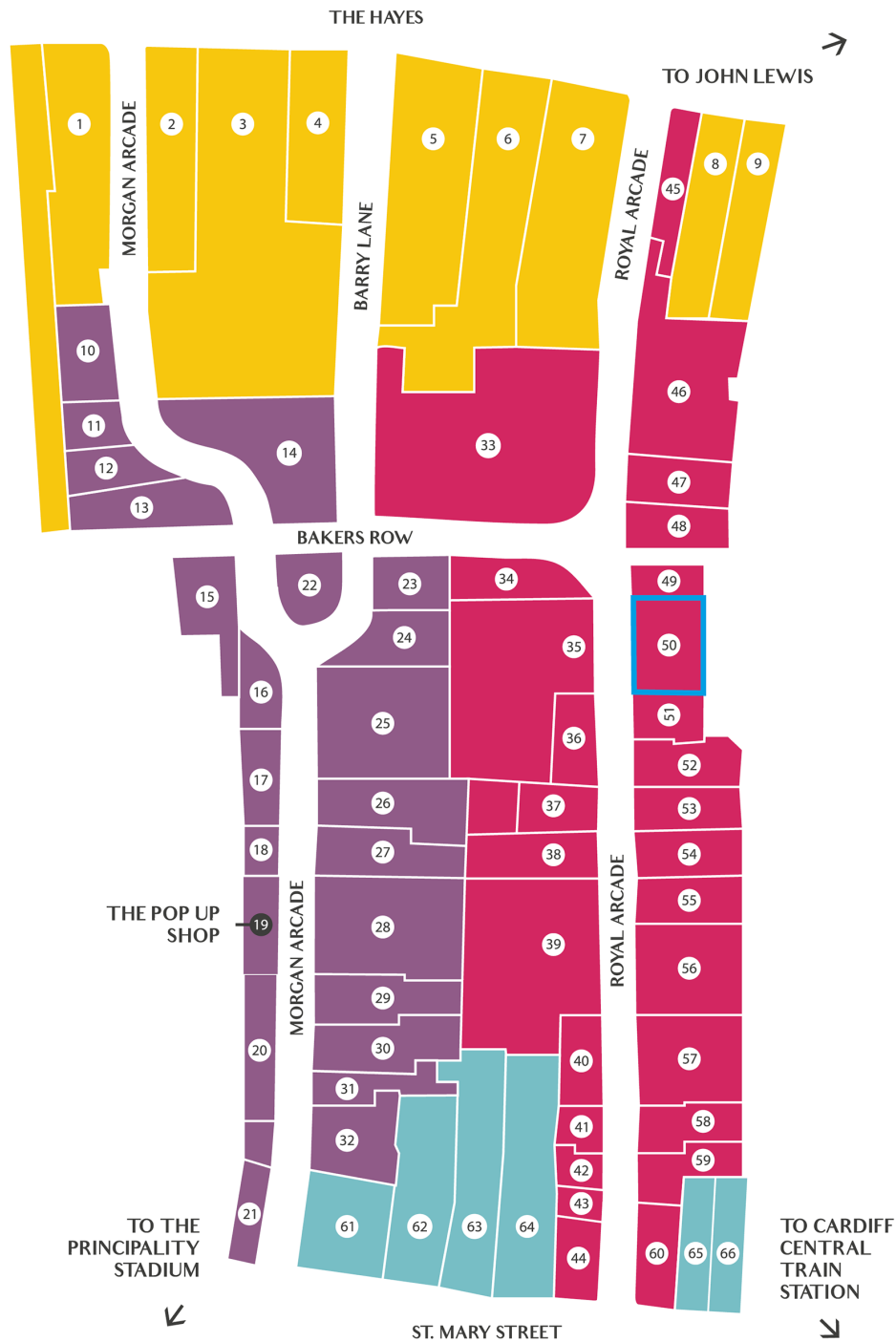
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