

CAFE/SHOP TO LET

2-4 ROYAL ARCADE, CARDIFF

SUBJECT TO VACANT POSSESSION



Key Highlights

- Historic Victorian Arcades, renowned for their unique mix of established and independent retailers.
- Morgan Quarter is located at the heart of Cardiff and links St David's Shopping Centre (the largest in Wales at 1.4m sqft) with the Central Train Station, Principality Stadium and the surrounding prime office buildings.
- Independent traders within these Arcades include Wally's Delicatessen, Uncommon Ground Roastery, Laura May Bridal, Unit 17 Menswear, Spillers Records, Mrs Potts Chocolate House and Society Cafe amongst many others.
- Urban Outfitters, Fred Perry, White Stuff and Dr Martens rank among our anchor tenants.
- Recent lettings include Diamonds Factory, Socktopus, Busby & Fox, Kokoro and Stillroom Apothecary.
- Prominent small unit available on the corner of this busy shopping mall surrounded by notable brands, including Society Cafe, Spitfire BBQ and Bird & Blend Tea Co.

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LOCATION

The Morgan Quarter sits in the heart of Cardiff City Centre. Well known for independent retail, these unique Victorian Arcades host a number of established retailers such as Wally's Delicatessen, Uncommon Ground Roastery, Finisterre, Laura May Bridal, Lucy & Yak and Busby & Fox amongst others.

The premises comprise a small unit prominently situated at the busiest entrance from St Mary Street, surrounded by notable brands including Society Cafe, Spitfire BBQ and Bird & Blend Tea Co.

RENT

£29,500 per annum exclusive.

SERVICE CHARGE

£3,759 (year end March 2027).

ACCOMMODATION

The premises are arranged over ground floor with separate basement accessed via a trap door. The premises benefit from extensive glazed frontage to St Mary Street with potential for outside seating, subject to Council consent.

The accommodation comprises the following approximate floor areas.

Ground Floor NIA	453 sq ft	42.08 sq m
Basement	128 sq ft	11.89 sq m

LEASE

The premises are immediately available by way of a new effectively Full Repairing and Insuring Lease for a term to be agreed, subject to fifth year upward only Rent Review.

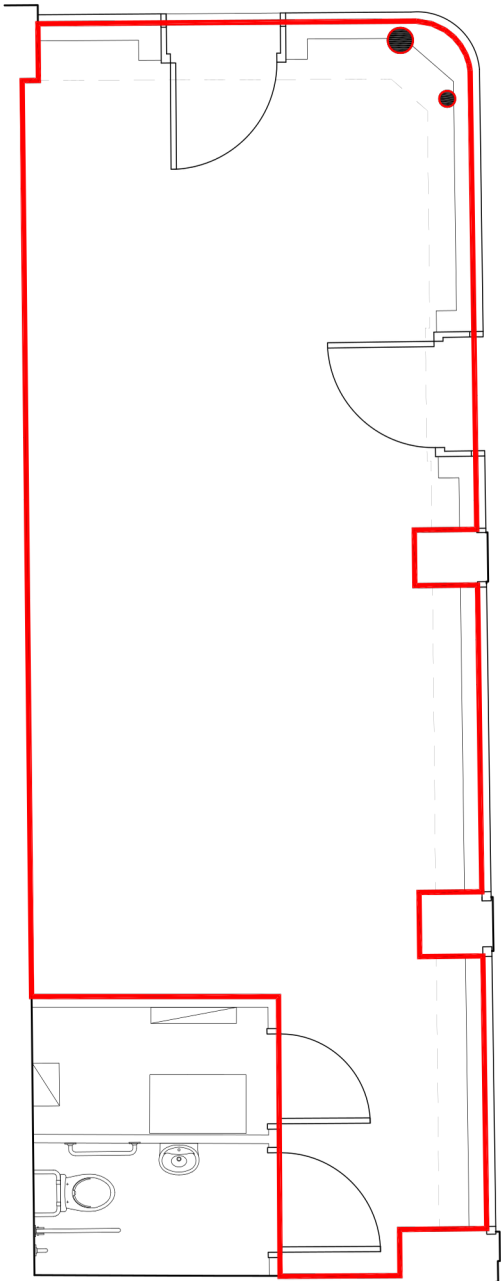
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Ground Floor Plan - 1:50
 GIA - 48.84m²/526 sq ft
 NIA - 42.12m²/453 sq ft



Basement Plan - 1:50
 GIA - 16.02m²/172 sq ft
 NIA - 11.90m²/128 sq ft



Survey Methodology

1. All measurements taken on site using tape measures, distos and reflectorless total stations as necessary.
2. Where possible, measurements have been taken to structural elements. Where access has not been available, structural elements have been interpreted. No liability for accuracy shall extend to areas inaccessible at the time of the survey.
3. No liability for accuracy shall extend beyond the specified scale.
4. Area calculations are in accordance with the BCS Code of Measuring Practice 6th Edition.



CLIENT:	Helical (Cardiff) Ltd	SCALE:	1/50 @ A3
PROJECT:	2-4 Royal Arcade	DATE:	12.04.2012
DRAWING:	GIA N/A Plan	DRAWN:	RC
DRAWING No:	11-104/102	REV:	CHECKED:
			RS



BUSINESS RATES

Rateable Value £22,500 (April 2026).

Interested parties should contact the Local Rating Authority.

PLANNING

Currently trading as a cafe, the premises may suit either a Class A1 or Class A3 business, subject to securing the necessary planning consent.

LEGAL COSTS

Each party to be responsible for its own legal and professional costs incurred in any transaction. Quoted figures exclude VAT.

VIEWINGS

Strictly by prior appointment with joint agents Savills or Calan Retail. Staff are not aware.

CONTACTS

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