

CONFIDENTIAL AVAILABILITY

Morgan Quarter, Cardiff, CF10 1AF



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- Opportunity to deliver large retail space in the heart of historic Victorian Arcades, renowned for their unique mix of established and independent retailers.
- **2,400 sqft up to 3,400 sqft** available subject to vacant possession and refurbishment.
- 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.
- Urban Outfitters, **Fred Perry**, White Stuff, Beyond Retro, **Coppa Club** and Dr Martens rank among our anchor tenants. Recent lettings include **Lucy & Yak**, Whocult donuts and **Bird + Blend**.
- Independent traders within these arcades include Wally's Delicatessen, Uncommon Ground Roastery, Pot + Plant, Laura May Bridal, Unit 17 Menswear, Spillers Records, and Mrs Potts Chocolate House, amongst many others.

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Summary

Available Size	2,400 to 3,400 sq ft
Rent	£62,500.00 - £85,000.00 per annum Excludes service charge, buildings insurance, and all other occupational costs.
Business Rates	To be assessed following redevelopment works.
Service Charge	Liability to be confirmed following redevelopment works.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The opportunity is situated internally, within these historic shopping arcades, linking St Mary Street to The Hayes.

Accommodation

The premises include basement ancillary and the ground floor retail can be split to deliver either Option A or Option B space according to occupational demand. Stated floor areas are approximate net internals.

Name	sq ft	sq m
Ground - Retail - Option A	1,800	167.23
Ground - Retail - Option B	2,800	260.13
Basement - Ancillary	600	55.74

EPC

TBC

Terms

Subject to Vacant Possession and refurbished, these premises are available by way of a new effectively Full Repairing and Insuring lease (via a Service Charge) on terms to be agreed.

Rent

Option A - £65,000 per year, excluding all other costs.

Option B - £85,000 per year, excluding all other costs.

Service Charge & Insurance

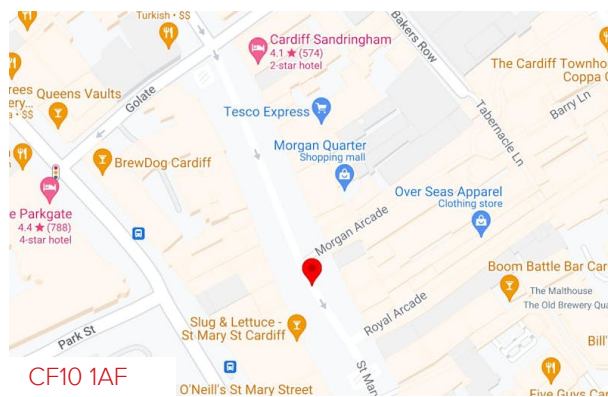
The service charge and buildings insurance apportionments are to be confirmed according to floor area.

Costs

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

Viewings

Viewing strictly by prior appointment via the joint agents, Savills or Calan:



Viewing & Further Information

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MORGAN
QUARTER

Tenant Plan

