

SHOP TO LET

# 21 ROYAL ARCADE, CARDIFF

Subject to Vacant Possession - Available Q2 2026



## Key Highlights

- Shop to let in historic Victoria Arcade, renowned for their unique mix of established and independent retailers.
- Morgan Quarter is located in the heart of Cardiff and links St Davids 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, Pot & Plant, Laura May Bridal, Unit 17 Menswear, Spillers Records and Mrs Potts Chocolate House.
- Urban Outfitters, Fred Perry, White Stuff, Coppa Club and Dr Martens rank among our anchor tenants.
- Recent lettings include Spitfire American BBQ, Dino Fossils and the Arcade Wool Shop.

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Embassy House, Queens Avenue  
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## LOCATION

These premises are situated centrally in Royal Arcade, the busiest of these two popular walkways, linking St Mary Street with the Hayes.

## TERMS

The premises are available subject to vacant possession from the current tenant, by way of a new effectively Full Repairing and Insuring Lease (via a Service Charge) on terms to be agreed.

## ACCOMMODATION

Currently arranged to provide retail at ground floor with ancillary across basement and first floor levels, providing the following approximate floor areas.

FLOOR AREA	SQ FT	SQ M
Ground - Retail /Ancillary	500	46.49
First - Ancillary	398	37
Basement - Ancillary / Storage	179	16.66
<b>TOTAL</b>	<b>1,077</b>	<b>100.15</b>

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# Ground Floor - 1:100

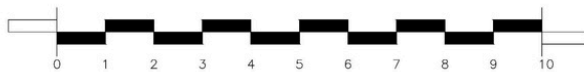
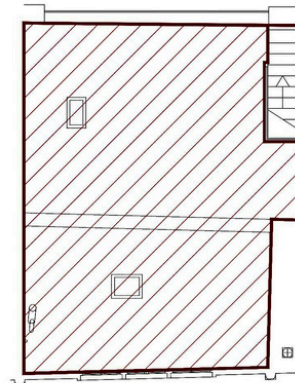
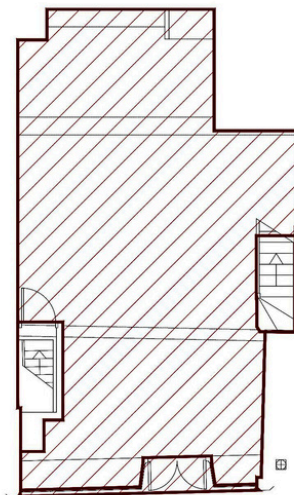
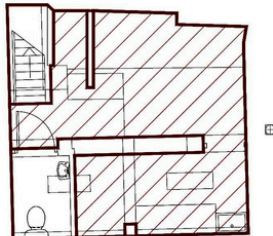
NIA 46.49 sqm / 500 sqf  
GIA 48.72 sqm / 524 sqf

# First Floor - 1:100

NIA 37.00 sqm / 398 sqf  
GIA 38.90 sqm / 419 sqf

# Basement - 1:100

NIA 16.66 sqm / 179 sqf  
GIA 22.19 sqm / 239 sqf



## RATES

RV = £18,000

Rates Payable are likely to be in the region of £8,982. Prospective tenants should enquire of the local Ratings Authority to confirm any discounts available and their likely liability.

## RENT

£25,500 per annum exclusive.

## SERVICE CHARGE

Budgeted to be in the region of £7,600 per annum.

## COSTS

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

## VIEWINGS

Viewings strictly by prior appointment via the Joint Agents, Savills or Calan Retail.



## CONTACTS

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