

CARDIFF – MORGAN QUARTER

TO LET

Unit A2 Barry Lane

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.

ACCOMMODATION

The premises comprise a ground floor retail unit and provide the following areas and dimensions:-

Ground Floor A3 Sales 146.90 m² 1,582 ft²

LEASE

The premises are available by way of a new effectively full repairing and insuring lease for a to be agreed, subject to 5th year upward only rent review.

RENTAL / TERMS

£20,000 per annum exclusive.

SERVICE CHARGE

£10,920 (Year End March 2026)

BUSINESS RATES

Rateable Value	To Be Confirmed
UBR (2026/2027)	0.562
Rates Payable (26/27)	To Be Confirmed



Interested parties should verify these figures with the Local Authority.

PLANNING

A1 or A3 Uses are permitted.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Staff are not aware of forthcoming closure.

Strictly by prior appointment with joint agents Calan Retail:

Andy Sturrock

D 02920-537713

E: andy.sturrock@calanretail.co.uk

M: 07866-916808

Or

Rob Palmer, Savills
Bristol

SUBJECT TO CONTRACT & VACANT POSSESSION