

TO LET: RETAIL UNIT

19-21 Exchange Arcade, Nottingham NG1 2DD

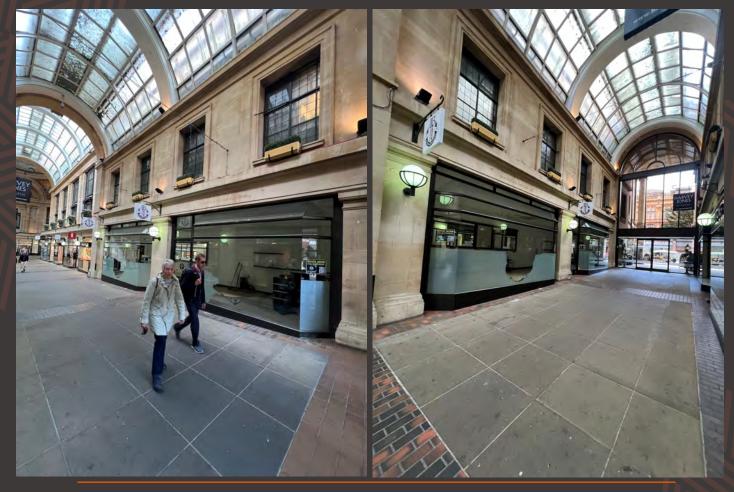
The Exchange Arcade is a successful boutique retail arcade, located in the heart of Nottingham City Centre. The Exchange Arcade is Nottingham's prime boutique shopping arcade located between Clumber Street, High Street, Smithy Row and The Market Square. The retail unit benefits from highly visable internal frontage within the scheme.

Nearby occupiers include Primark, Pret A Manger, Clarks, Vivienne Westwood, 200 Degrees Coffee, Sweaty Betty, Zara, Dr Martens, Loake, Dunkin, Goldsmiths, Optique, Virgin Bank, Castle Fine Art, Nottingham Tourism Centre and Nottingham Forest Club Shop. Flying Horse Walk Arcade is also located a short distance away.

The premises provide the following approximate internal areas:

	sq.m	sq.ft
Ground Floor Sales	45	484
Basement Sales	42.42	454
Total	87.42	938





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The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

£ On Application.

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:

Rateable value £19,000

The service charge for the current financial year is available upon request.

The Insurance charge for the current financial year is available upon request.

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use)

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting.

All sums quoted exclusive of VAT if applicable.

Availabe upon request.

Viewing is available by appointment only. BOX Property contact details below.

For further information or to arrange a viewing please frankie@boxprop.co.uk ben@boxprop.co.uk contact BOX Property

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Ben Tebbutt 07930 406 608 **Chris Kenealy**

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