



TO LET : COFFEE SHOP UNIT
3 Exchange Arcade, Nottingham NG1 2DD

LOCATION

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 visible prime frontage directly opposite Primark on Smithy Row. There is also internal frontage within the scheme with an area for covered outdoor seating.

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.

ACCOMMODATION

The premises provides the following approximate internal areas:

	sq.m	sq.ft
Ground Floor	109.2	1,175
Basement	103.2	1,110
Total	212.4	2,285

There is potential availability for seating within the mall space, by way of separate negotiation.

For further information or to arrange a viewing please contact BOX Property

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07930 406 608

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Park Lodge, Bridgford Road
West Bridgford, Nottingham NG2 6AT



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LEASE

The unit is available on a leasehold basis, for a term of years to be agreed, subject to vacant possession.

RENT

£68,500 per annum

BUSINESS RATES

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 (2026) **£66,000**

for further information contact the local billing authority.

SERVICE CHARGE

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

INSURANCE

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

PLANNING

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.

VAT

All sums quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating **C**

VIEWING

Viewing is available by appointment with the sole agents.

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