



TO LET : COFFEE SHOP UNIT

5 Exchange Arcade, Nottingham NG1 2DD

LEASE

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

RENT

£70,000 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.

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

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