



TO LET : RETAIL / LEISURE PREMISES

12 Exchange Walk, Nottingham NG1 2NX

LOCATION

The subject property occupies a substantial corner position on the prime pedestrianised location of **Exchange Walk**, which benefits from constantly strong levels of footfall, linking **The Market Square** to **Albert Street**, **Lister Gate**, **Wheeler Gate** and **St Peters Gate**. The prominent retail unit benefits from a highly visible glazed shop front, making the premises suitable for a variety of retail and leisure uses.

Nearby occupiers include **Kokoro Sushi**, **Warren James Jewellers**, **Burger King**, **Ryman Stationary**, **Marks and Spencer**, **Scribbler**, **Lakeland**, **Timpson**, **Caffe Nero**, **Blacks**, **Savers**, **Sainsbury's** and **Nat West Bank**.

SITUATION

The property benefits from an open plan ground floor trading area, with a retail staircase leading to the first floor trading area. The second floor provides toilets and further storage areas, as well as further storage in the basement.

ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor Sales	79.60	856
First Floor Sales	75.24	809
Second Floor	63.89	687
Basement	30.7	330
Total	249.43	2,682

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

Frankie Labbate
frankie@boxprop.co.uk
07930 406 727

Ben Tebbutt
ben@boxprop.co.uk
07930 406 608

boxprop.co.uk
01157 844 777
office@boxprop.co.uk

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



BOX
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TENURE

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

RENT

£67,500 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 (2023) £76,000

UBR (2023/2024) 51.2p.

Rates Payable (2023/2024) £38,912

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

Available upon request.

VIEWING

Viewing is available by appointment with the sole agents.

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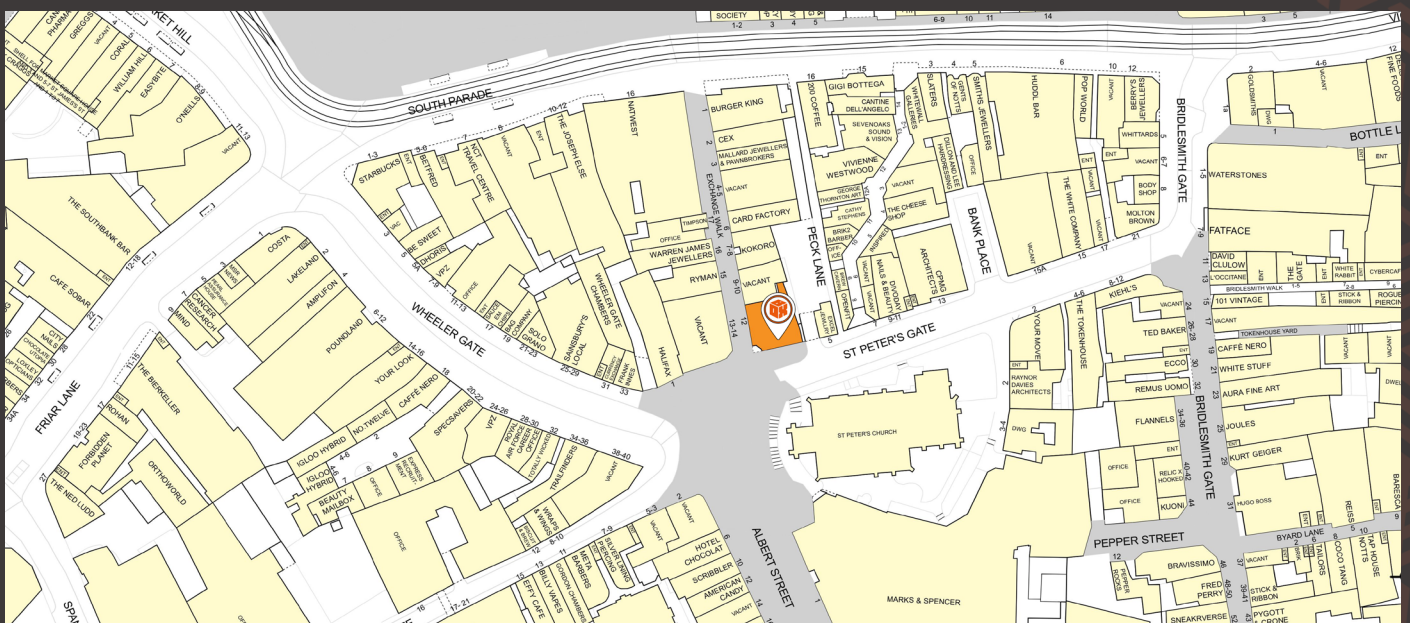
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