



TO LET : BOUTIQUE RETAIL / LEISURE UNIT

14 Cheapside, Exchange Arcade, Nottingham NG1 2HU

LOCATION

The Exchange Arcade is Nottingham's prime boutique shopping arcade situated in the centre of Nottingham city centre at the Poultry, Smithy Row and Old Market Square junction with Bridlesmith Gate, High Street and Clumber Street (Nottingham's prime retail pitches). Nearby occupiers include **Berry's**, **Pret A Manger**, **Sweaty Betty**, **Vivienne Westwood**, **200 Degrees Coffee**, **CO-OP Bank**, **Zara**, **Dr Martens**, **Loake**, **Dunkin Donuts**, **Goldsmiths**, **Breitling**, **Primark**, **Virgin Bank** and **Castle Fine Art**. **Flying Horse Walk Arcade** is also located a short distance away.

PROPERTY

The property benefits from a modern, full height glazed shop front with protruding signage zone and awning. Internally, the premises are arranged in an open plan retailing layout at ground floor with high ceiling. The basement provides various storage areas and customer/staff toilet facilities which may be suitable for a variety of uses.

ACCOMMODATION

The property is in a white box condition and is available for immediate occupation. The premises provide the following approximate accommodation:

	sq.m	sq.ft
Ground Floor Sales	51.6	555
Basement	49.8	536
Total	101.4	1,091

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

Simon Morris
simon.morris@gcw.co.uk
020 7647 4823

Chris Kenealy
chris.kenealy@gcw.co.uk
020 7647 4823

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

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

RENT

£25,000 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 (2023) £30,750.

UBR (2023/2024) 49.9p.

Rates Payable (2023/2024) £14,970.

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

Available upon request.

VIEWING

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

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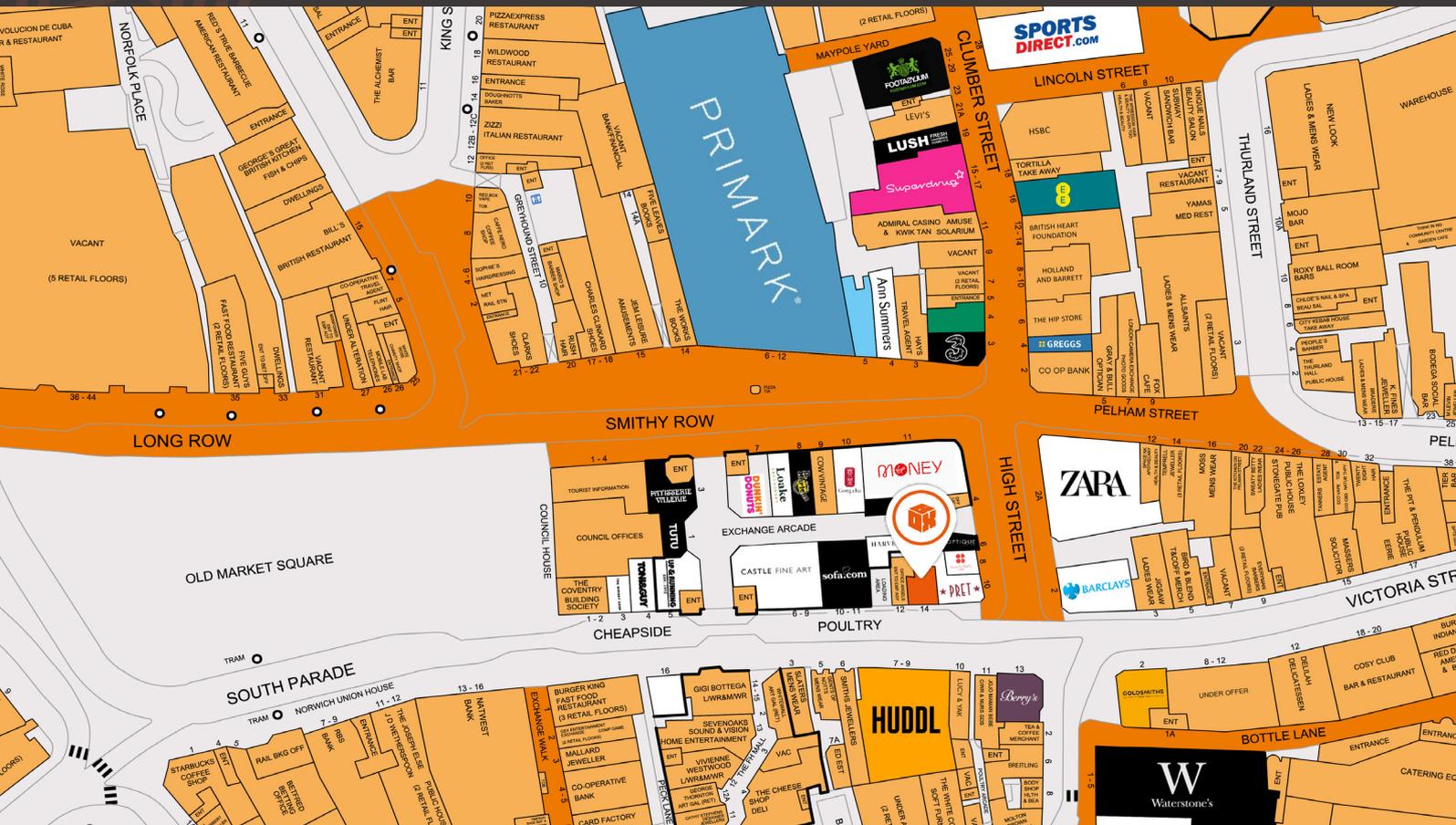
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IMPORTANT NOTICE

Box Property give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor / lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser / lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability.

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