



TO LET : RETAIL UNIT 16-18 Exchange Arcade, Nottingham NG1 2DD

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.

The premises provide the following approximate internal areas:

Total	198.6	2,138
Basement	37.34	402
Ground Floor	161.26	1,736
	sq.m	sq.ft

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

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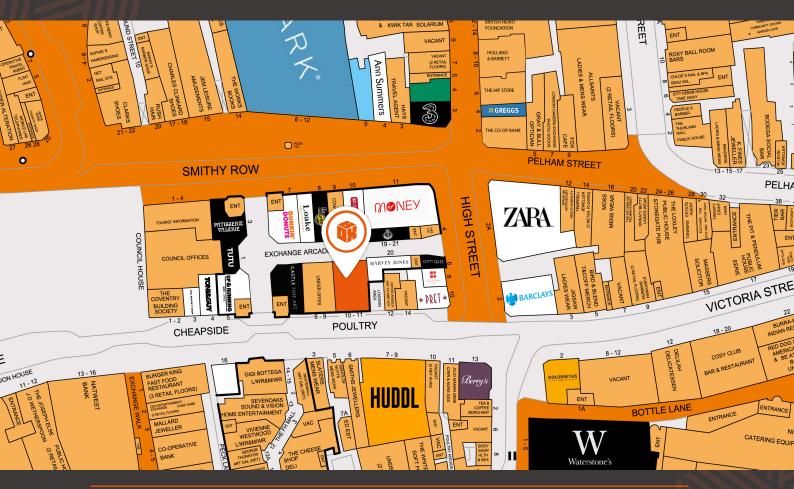
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The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

£ 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: To be assessed.

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.

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