



TO LET : RETAIL UNIT

20-22 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 internal frontage within the scheme.

Nearby occupiers include **Primark, Pret A Manger, Clarks, Zara, 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 provide the following approximate internal areas:

	sq.m	sq.ft
Ground Floor Retail	69.4	747
Basement	33.9	365
Total	103.3	1,112

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

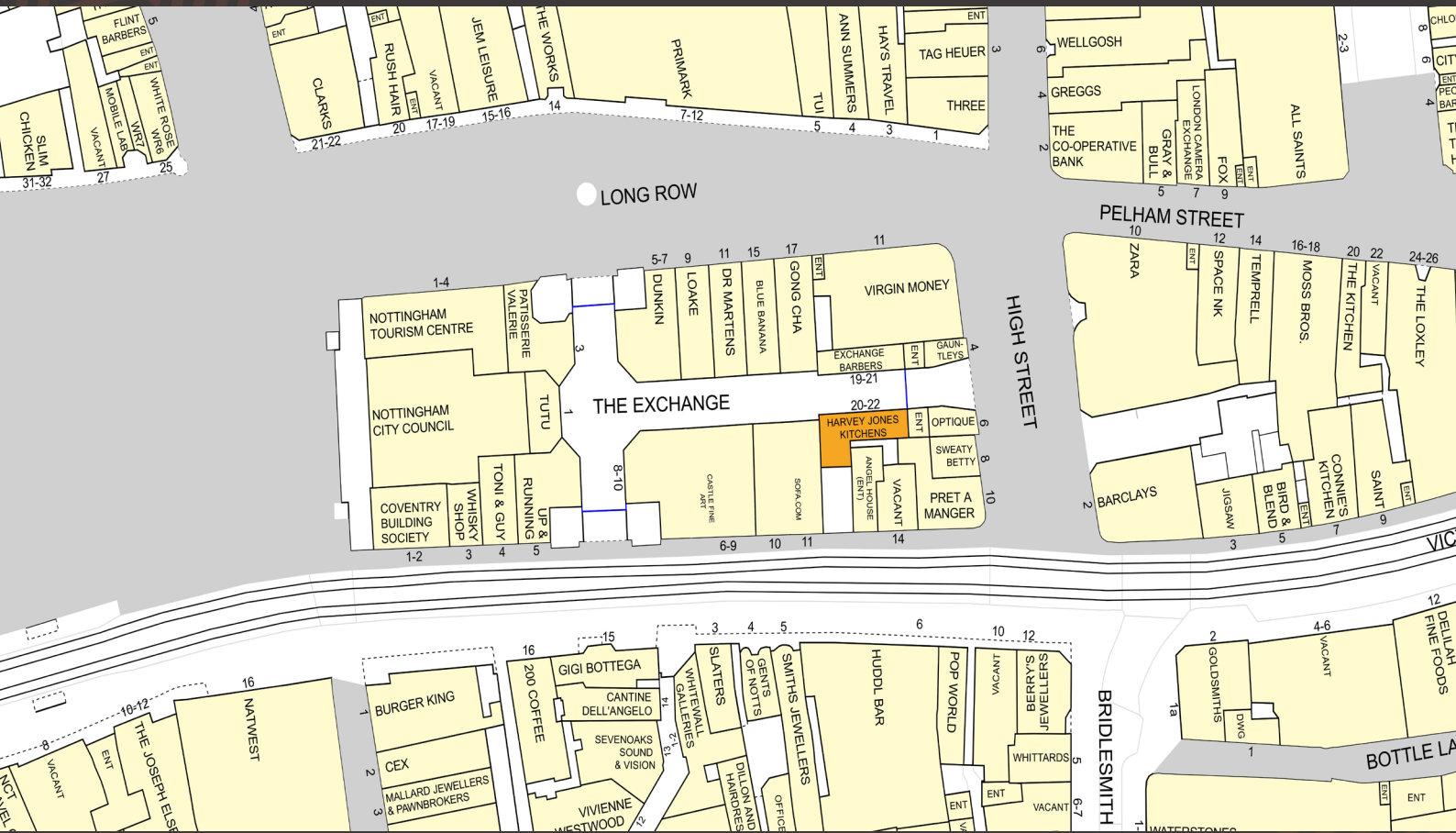
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West Bridgford, Nottingham NG2 6AT



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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

£ On Application.

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) £24,500
UBR (2023/2024) 49.9p
Rates Payable (2023/2024) £12,225

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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IMPORTANT NOTICE

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