



## TO LET : RETAIL UNIT

3 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 frontage directly onto the prime section of **Smithy Row**, close to **The Market Square**, together with 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 provides the following approximate internal areas:

	sq.m	sq.ft
Ground Floor	109.2	1,175
Basement	103.2	1,110
<b>Total</b>	<b>122.4</b>	<b>2,285</b>

There is potential availability for seating within the mall space, by way of separate negotiation.

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

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

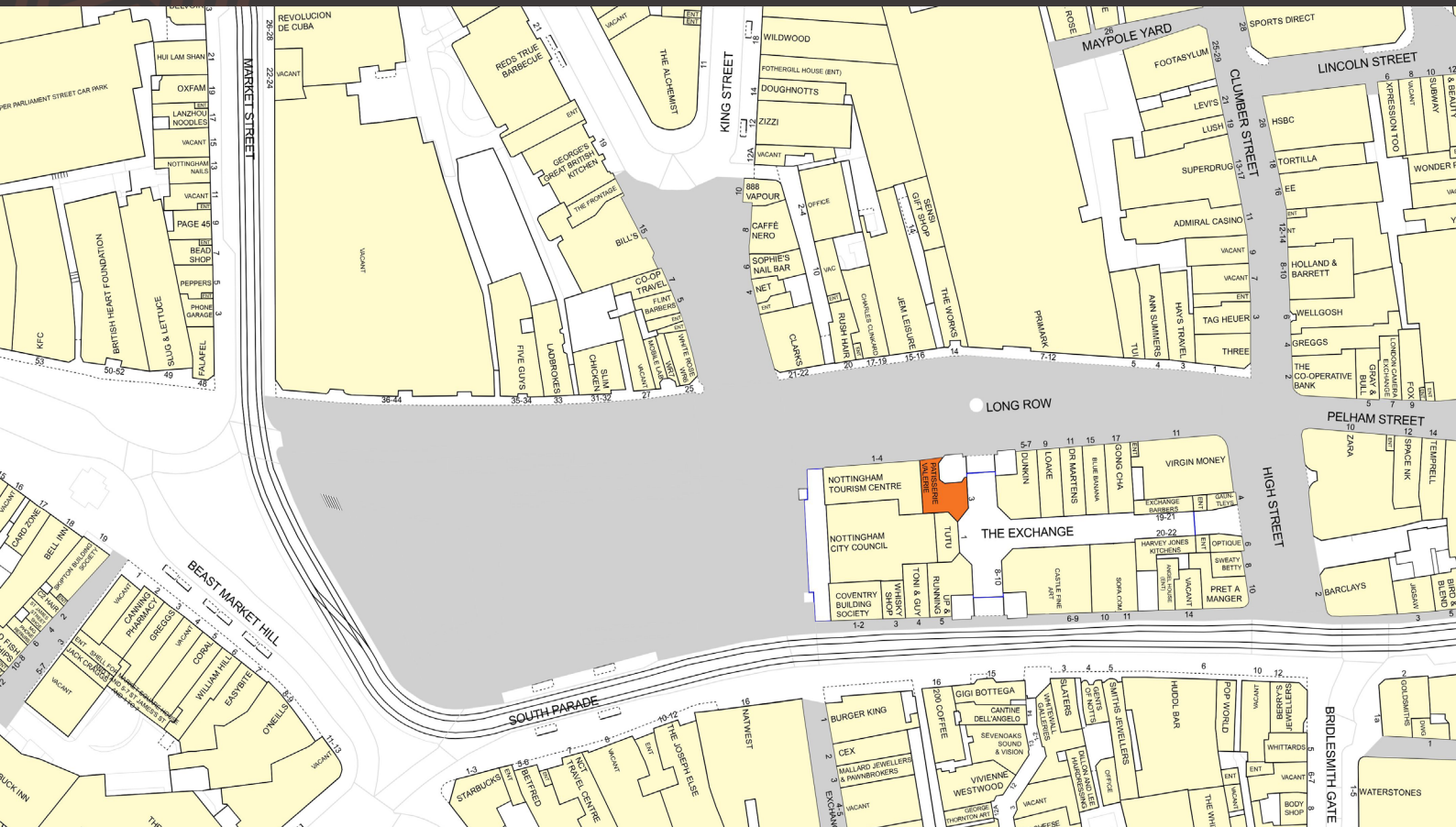
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West Bridgford, Nottingham NG2 6AT



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#### LEASE

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

#### RENT

**£75,000** 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) **£51,500**

UBR (2023/2024) **51.2p**

Rates Payable (2023/2024) **£26,368**

#### 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.

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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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