



TO LET : PRIME RETURN FRONTAGE RETAIL / LEISURE UNIT

3-6 St Peters Square and 13-14 Exchange Walk, Nottingham, NG1 2NX

LOCATION

The property is situated in a hugely prominent, high footfall, central location within Nottingham City Centre on the pedestrianised pitch of St Peters Square. The location is a very busy thoroughfare linking the Market Square with Albert Street

Nearby occupiers in the vicinity include **Halifax, Marks & Spencer, Warren James, Ryman, Blacks Outdoor, NatWest, Kokoro Sushi, Savers** and **Burger King**.

PROPERTY

The property comprises a corner retail/leisure unit with return frontage to both St Peters Square and Exchange Walk. Previously a McDonalds restaurant, the property is being reconfigured to provide accommodation across ground floor and basement

ACCOMMODATION

The property comprises the following approximate internal floor areas:

| | sq.m | sq.ft |
|--------------------|------------|--------------|
| Ground Floor Sales | 177 | 1,905 |
| Basement Store | 172 | 1,851 |
| Total | 349 | 3,756 |

The premises benefits from a full extraction system, 3 phase electricity and commercial water supply.

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

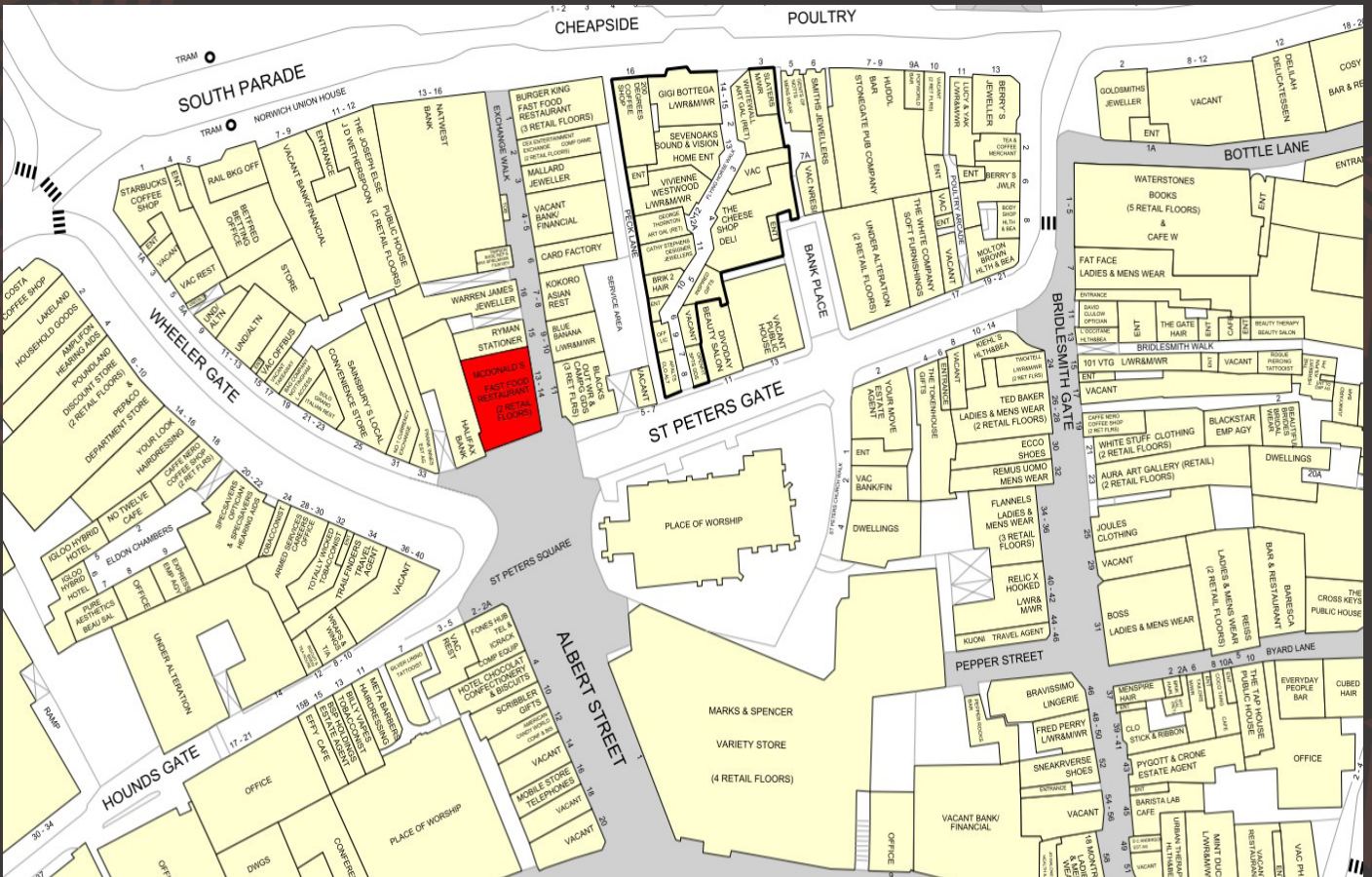
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TENURE

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

RENT

£110,000 per annum.

BUSINESS RATES

The tenant will be responsible for the payment of business rates to the Local Authority. Following reconfiguration of the property, the business rates will need to be reassessed upon occupation of the new tenant.

INSURANCE

The insurance charge for the financial year is available upon request.

PLANNING

The property was last used as a McDonalds restaurant, ingoing operators would need to verify the existing planning use with the Local Authority.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting.

VAT

Value added tax is applicable at the prevailing rate.

EPC

A copy of the EPC is available upon request.

VIEWING

Viewing is available by appointment only. Contact details below.

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