

# To Let.

Nottingham, 15 Exchange Arcade.

NG1 2NX.



Boutique shopping arcade

High pedestrian footfall

Dual frontage

## Contact.

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## Location.

The property is situated in a busy location at the heart of Nottingham City Centre on Smithy Row, as part of the boutique shopping centre known as Exchange Arcade. Nearby retailers include **Zara, Pret, Primark, Waterstones, Oasis, Dr Martens, Patisserie Valerie, Size?, Holland & Barrett, Goldsmiths** and **Radley**.

## Accommodation.

Net internal floor areas:-

Ground Floor	84 sq m	906 sq ft
Basement	88 sq m	946 sq ft

## Rent.

Rental offers in excess of £70,000 pax

## Business Rates.

**Rates Payable** £20,499 pa

For transitional relief enquiries, 0115 915 5555

## Lease Terms.

The premises are available on a new 10 year full repairing and insuring lease, subject to 5 yearly upward only rent reviews

## Service Charge.

£13,425 pa

## Energy Performance Certificate.

Band E, report available on request.

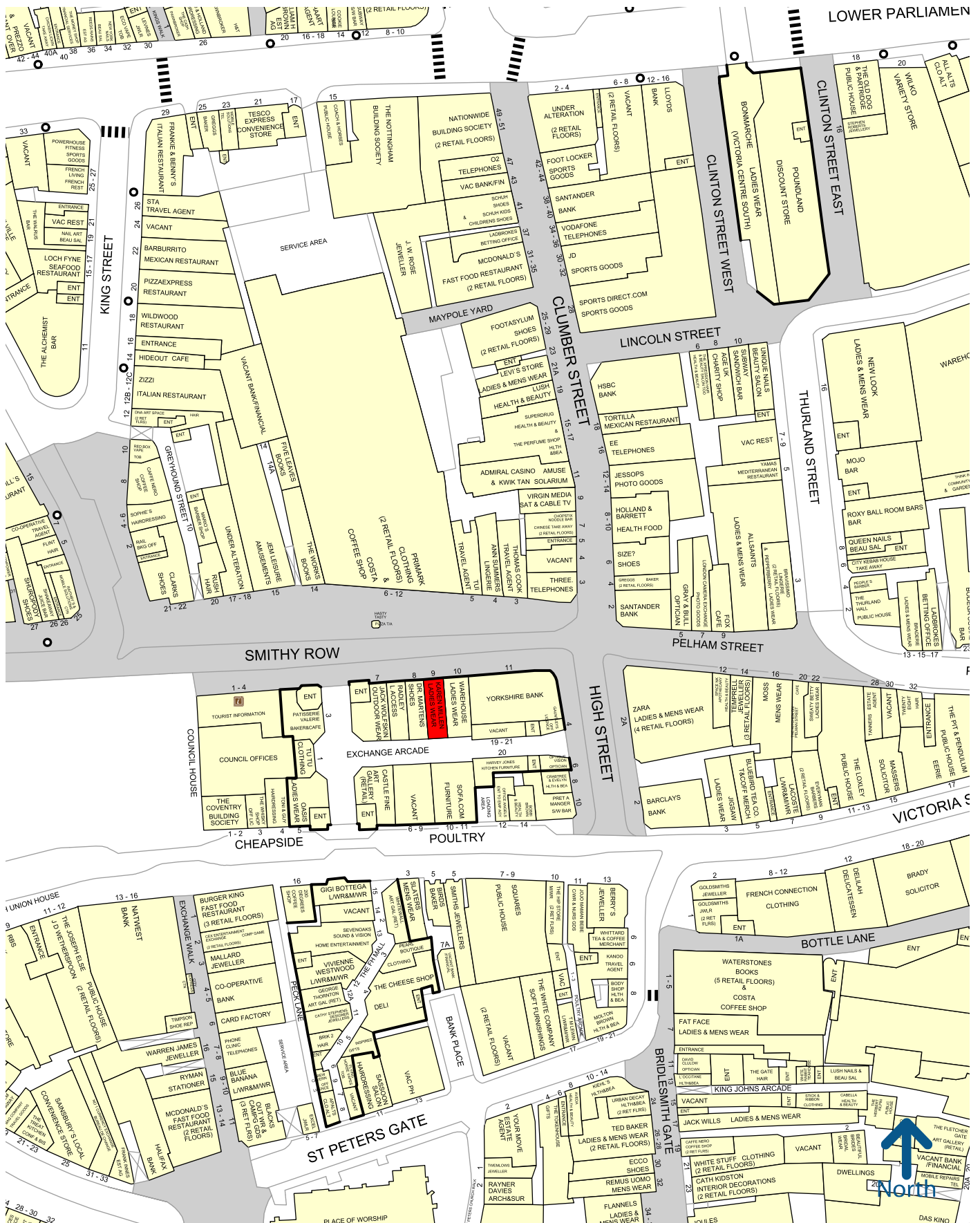
## Legal Costs.

Each party will be responsible for their own legal costs incurred relating to this transaction.

**Subject to Contract.**

March 2020

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