
7-8 Exchange Walk
Nottingham | NG1 2NX

**Centrally located retail premises benefiting
from a high volume of footfall
(subject to vacant possession)**

Ground Floor Sales 77.4m² (833ft²)



- Pedestrianised shopping parade linking the Market Square with Albert Street, anchored by Marks & Spencer
- Occupiers on Exchange Walk include McDonalds, Blacks Outdoor, Warren James, Ryman, Card Factory, CEX, Co-operative Bank and Burger King
- GF sales 77.40m² (833ft²) plus stores of 97.10m² (1,045ft²)
- Rent £72,500 per annum exclusive



To Let



Location

The property is situated in a highly prominent, central location on the pedestrianised parade of Exchange Walk in Nottingham city centre.

Exchange Walk benefits from a high volume of footfall being a busy thoroughfare linking Nottingham's Market Square and Albert Street/Lister Gate leading to the INTU Broadmarsh Shopping Centre.

Operators within the vicinity include Marks & Spencer, Hotel Chocolat, 200 Degrees Coffee, Vodafone, NatWest, Timpson, Warren James, Ryman, Blacks Outdoor, CEX and Co-operative Bank.

The Property

The property comprises of a ground floor retail unit with extensive frontage and ancillary space to the first floor and basement.

Accommodation

The premises provide the following approximate accommodation:-

Description	m ²	ft ²
Ground Floor Sales	77.40	833
First Floor Ancillary	66.52	716
Basement Ancillary	43.01	463
Total	186.93	2,012



Lease

The premises are available by way of a new lease for a term of years to be agreed subject to 5 yearly rent reviews.

Rent

The property is available at a rent of:-

£72,500 per annum exclusive

Planning

The current planning use for the property is:-

A1 (shops)

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Nottingham City Council Planning Department.

Business Rates

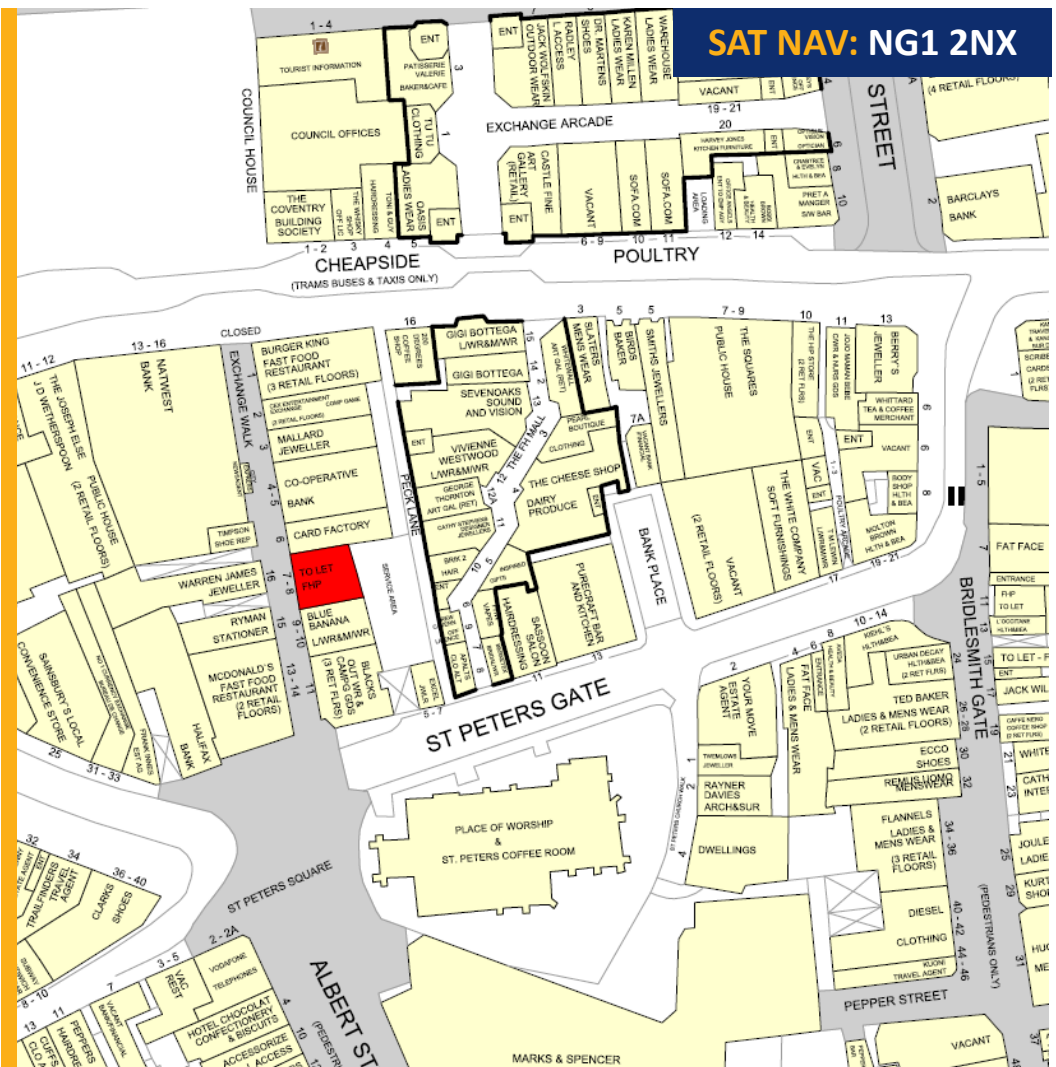
We are verbally advised by Nottingham City Council's Business Rates Department that the premises are assessed as follows:

Rateable Value: £72,500

The current UBR is 47.9p. However, all interested parties are advised to make specific enquires with the Local Billing Authority having regard for the effect of transitional phasing implications.

Legal Costs

Each party is to bear their own costs with regards to this transaction.



For further information or to arrange to view please contact:

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