

Prime shop to let.

Nottingham, 3 Exchange Arcade.

NG1 2DD.



Retail or F&B opportunity.

High pedestrian footfall opposite Primark.

Dual frontage into boutique shopping arcade.

Contact.

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Location.

The premises are situated in a very 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, Dr Martens, Blue Banana, Holland & Barrett, Goldsmiths, Dunkin Donuts, Loake, Sweaty Betty** and **Gongcha**.

Accommodation.

Net internal floor areas are estimated as follows:

Ground Floor	109.20 sq m	1,175 sq ft
Basement	103.20 sq m	1,110 sq ft

Rent.

£75,000 pax.

Business Rates.

Rateable Value £51,500

UBR (2023/24) 51.2p

Interested parties are advised to make their own enquiries with the Local Authority on 0115 915 5555.

Lease Terms.

For a term to be agreed.

Service Charge.

£17,165 per annum.

Energy Performance Certificate.

Band C. Report available on request.

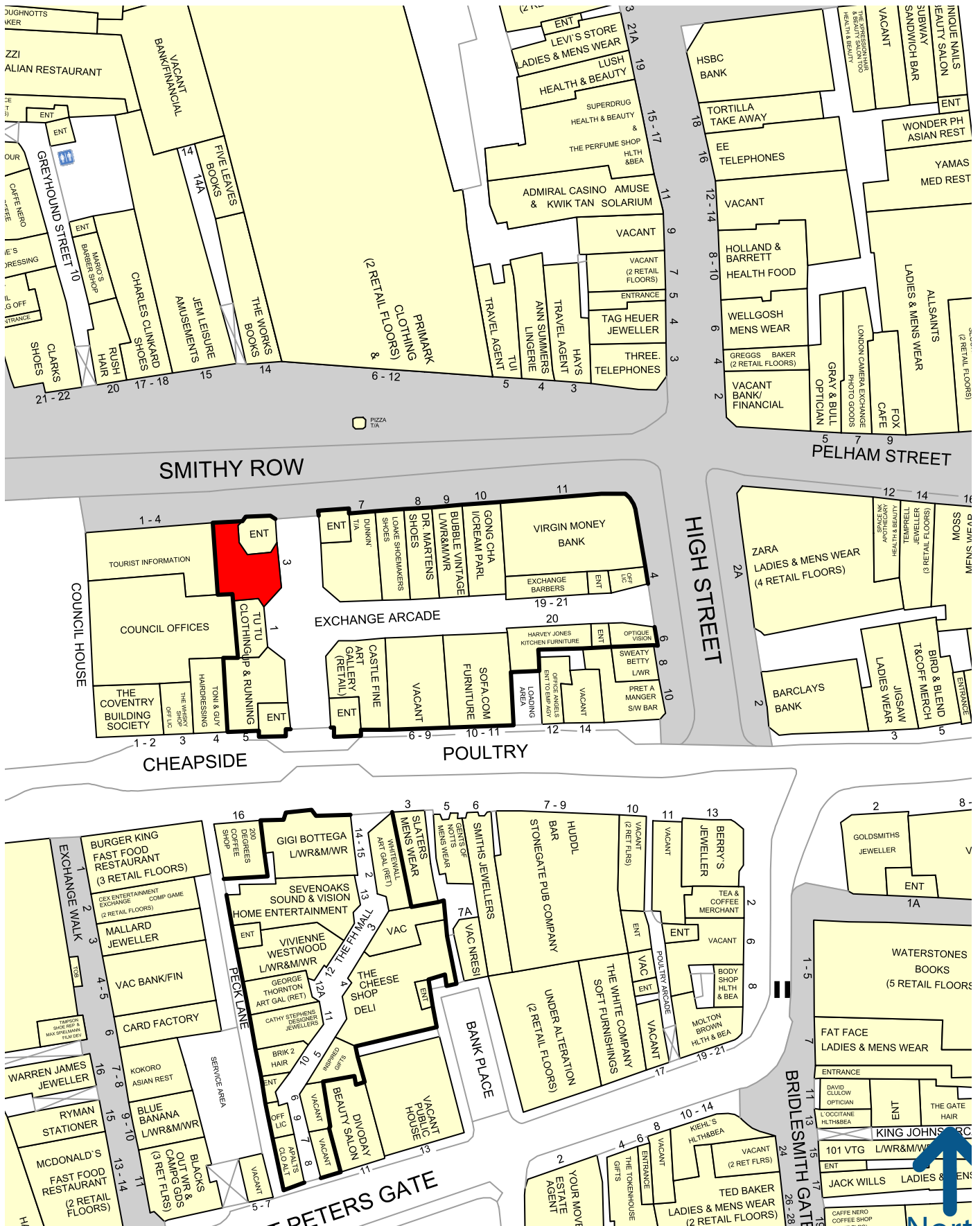
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

January 2024

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