



TO LET : PRIME CITY CENTRE/HIGH STREET KIOSK
 Smithy Row/Long Row, Nottingham NG1 2BY

LOCATION

The kiosk is located in a prime location in the centre of pedestrianised Long Row directly opposite Primark and the prestigious Exchange Arcade shopping centre close to The Market Square, and Clumber Street. The highly prominent and visible Kiosk benefits from unrivalled exposure to vast footfall and is the only high street kiosk in Nottingham City centre making it a unique opportunity.

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, Nottingham Tourism Centre and Nottingham Forest Club Shop.

ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor Kiosk	13	140

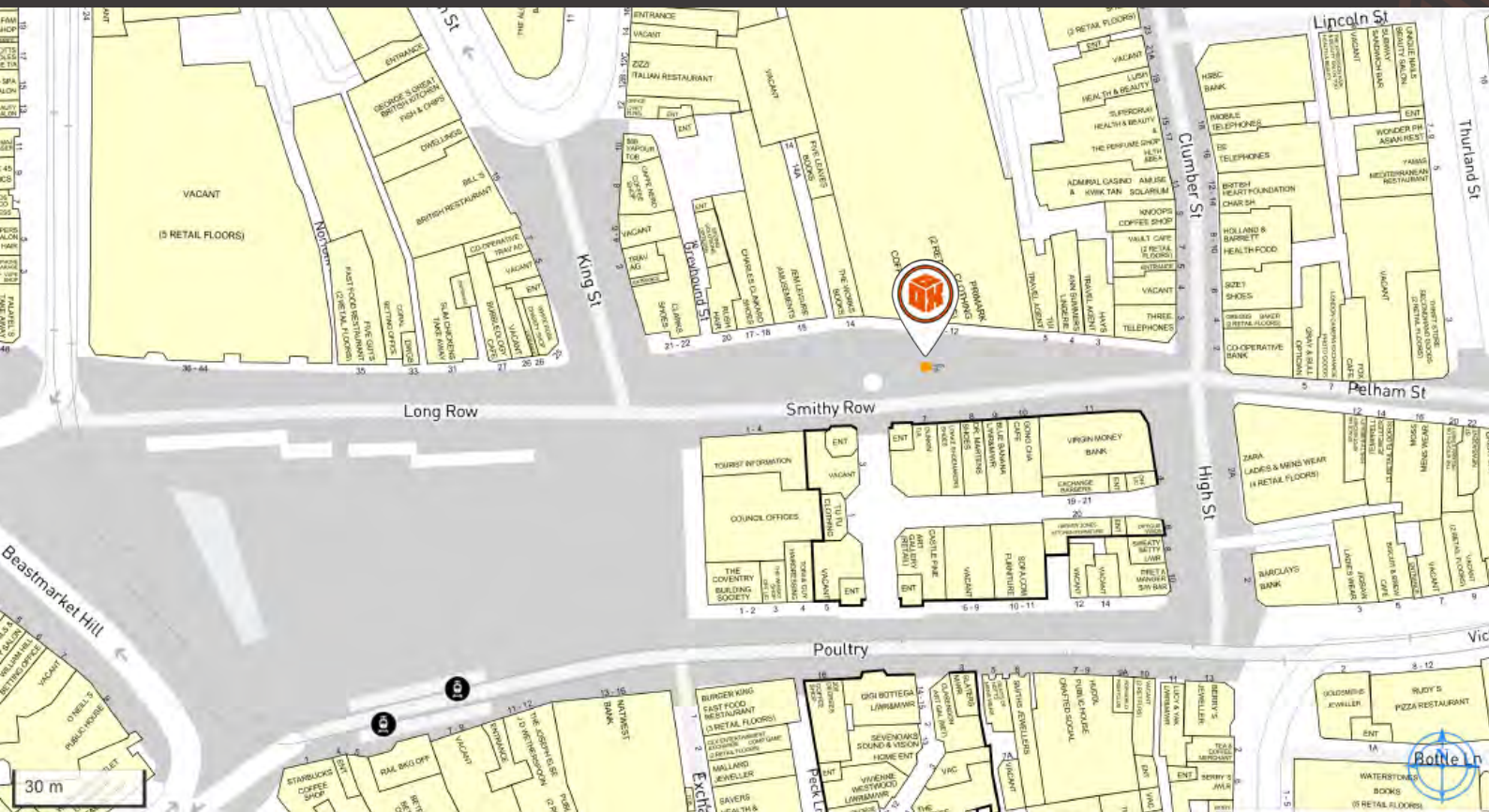
For further information or to arrange a viewing please contact BOX Property

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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



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TENURE

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

REPAIR

The tenant will be responsible for the repair and maintenance of the property.

RENT

£35,000 per annum.

BUSINESS RATES

The tenant will be responsible for the payment of business rates to the Local Authority. The current rateable value of the property is: £21,750.

Prospective parties are advised to make their own enquiries of the local authority to determine the payable business rates.

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

Available upon request.

VIEWING

Viewing is available by appointment with the sole agents.

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