

NOTTINGHAM

3-6 St Peter's Square & 13-14 Exchange Walk



Key Highlights

- The property is situated in the heart of Nottingham which is the commercial capital of the East Midlands and is one of the UK's leading retailing destinations.
- The unit is prominently located fronting the pedestrianised St Peter's Square with return frontage onto Exchange Walk.
- The property is adjacent to **Ryman** and **Halifax**, being in close proximity to a number of other national multiple brands, including **Blacks**, **Hotel Chocolate**, **Card Factory**, **CEX**, **Burger King** and **Kokoro**.

SAVILLS LEEDS

3 Wellington Place
LEEDS LS1 4AP

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Accommodation

The premises are arranged over ground, basement, first and second floor levels, comprising the following approximate net internal areas:

Ground:	2,733 sq ft	253.9 sq m
B/ment:	1,893 sq ft	175.8 sq m
First:	2,173 sq ft	201.8 sq m
Second:	1,580 sq ft	146.7 sq m

Rent

£170,000 per annum.

Tenure

The property is available by way of a new Full Repairing and Insuring lease on terms to be agreed.

Rates

Rateable Value: £211,000

UBR (2023/24): £0.512

Rates Payable: £108,032 pa

(Interested parties are advised to make enquiries with the Local Authority.)

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

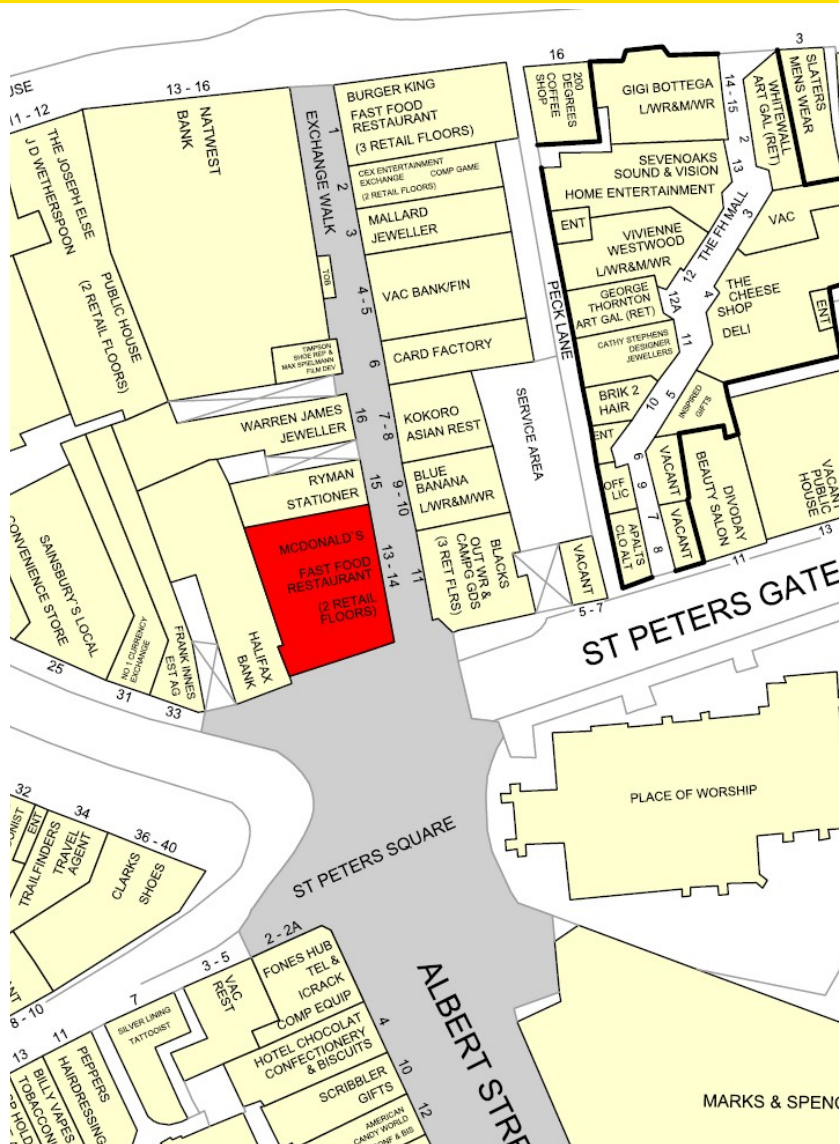
Available on Request.

Further Information & Viewing

Viewing strictly by appointed with Savills.

AML

Savills are legally obliged to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002 and are supervised by HM Revenue and Customs. We require to identify who is selling or letting a property and who is buying or renting it. In this regard, we are now required to conduct due diligence on both our client and any counterparty. Following an offer being made or received, the prospective purchaser or occupier will need to provide proof of identity and residence, along with proof of funds for any prospect purchase before the transaction can proceed.



Contact

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October 2023

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