9-10 Exchange Walk

Exchange Walk, Nottingham, NG1

Investment For Sale



Prime City Centre Retail Investment

Freehold double fronted retail unit on the pedestrianised parade linking Old Market Square and Albert Street

Fully let to Cash Converters for 10 years from 17 October 2025 (tenant break 2030) - 1,995 sq ft NIA

£815,000	£60,000 pa	7.00%	Freehold
Guide Price	Rent (topped up)	Net Initial Yield	Tenure

Headline rent reflects £30.08 per sq ft, subject to the vendor topping up the rent · NIY allows for standard purchaser's costs

Summary

Key Highlights

- Prime location on the pedestrianised shopping parade linking **Old Market Square** to **Albert Street**.
- Excellent public transport links - within 1 minute's walk of the Old Market Square tram stop.
- **Freehold**.
- Surrounded by well known occupiers including Burger King, Wingstop, NatWest, Savers, Card Factory and Goldbank.
- Headline rent of **£60,000 per annum**, reflecting £30.08 per sq ft (subject to the vendor topping up the rent).
- Fully let to **Cash Converters** for a term of 10 years from 17 October 2025, incorporating a 5 year tenant break.
- Offers invited at **£815,000**, reflecting a **net initial yield of 7.00%** at the topped up rent.

Tenure

Freehold.

EPC

C (51).

VAT

The property is VAT registered and it is anticipated the sale will be treated as a Transfer of a Going Concern (TOGC).

Anti-Money Laundering

A successful bidder will be required to satisfy all AML requirements and provide satisfactory identification documentation for counterparty checks upon agreement of heads of terms.

Proposal

Offers are invited at **£815,000** (Eight Hundred and Fifteen Thousand Pounds), reflecting a net initial yield of 7.00%, allowing for standard purchaser's costs, at a topped up rent of £60,000 per annum.



Location

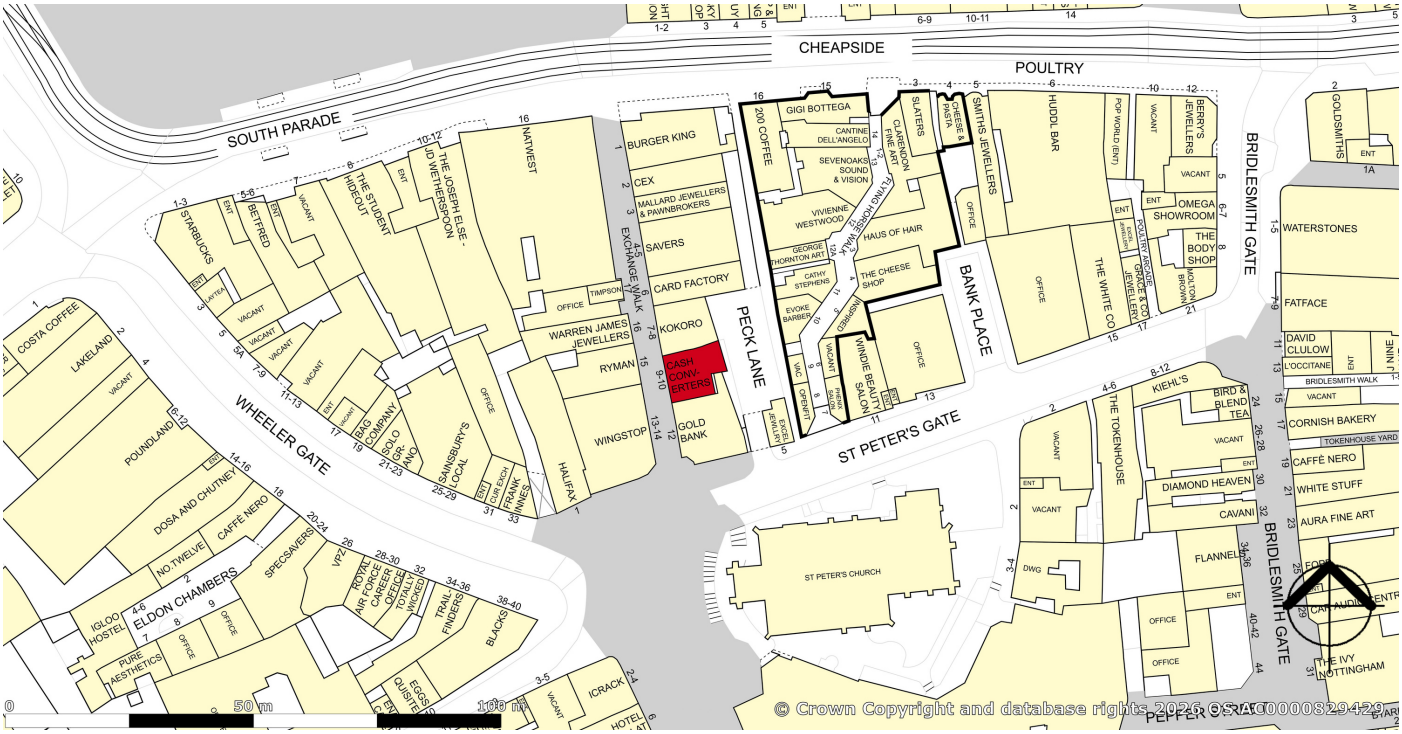
Nottingham is the principal commercial and administrative centre for the East Midlands. The city lies approximately 128 miles north of London, 51 miles north east of Birmingham and 73 miles south of Leeds. Road connections are excellent, with the M1 approximately 7 miles west of the city centre. Nottingham Train Station is on the south side of the city centre and provides direct services to London St Pancras (1 hour 40 minutes). East Midlands Airport lies within 15 miles, providing direct flights to many European destinations.

The property occupies a prime position fronting the pedestrianised shopping parade, Exchange Walk, with its boundaries defined by neighbouring commercial occupiers Korkoro to the north and Blacks to the south. Exchange Walk is considered one of the principal retail thoroughfares connecting Market Square with Albert Street, providing access to the Broadmarsh Development.



Location map, for identification purposes only. Not to scale.

Goad Plan



Goad plan, for identification purposes only. Not to scale.

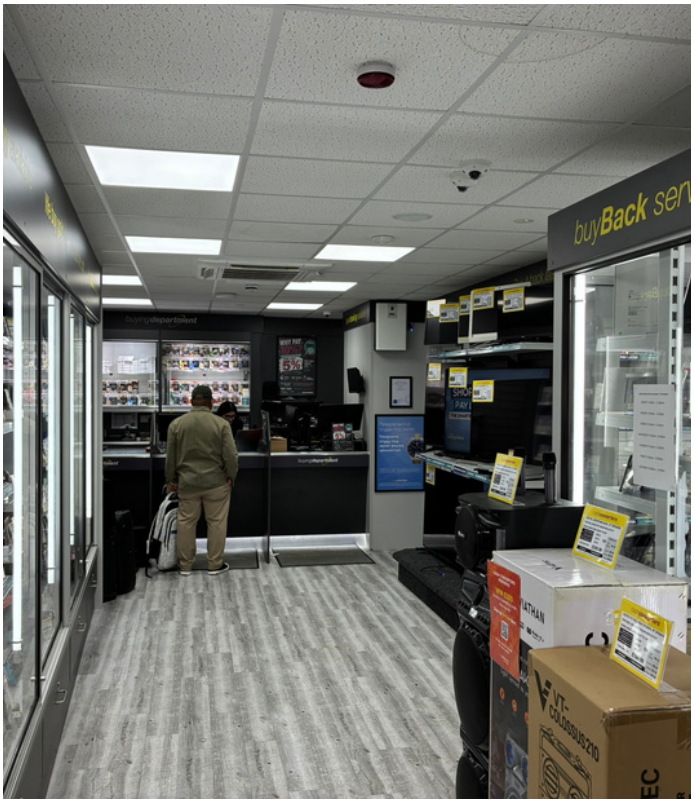
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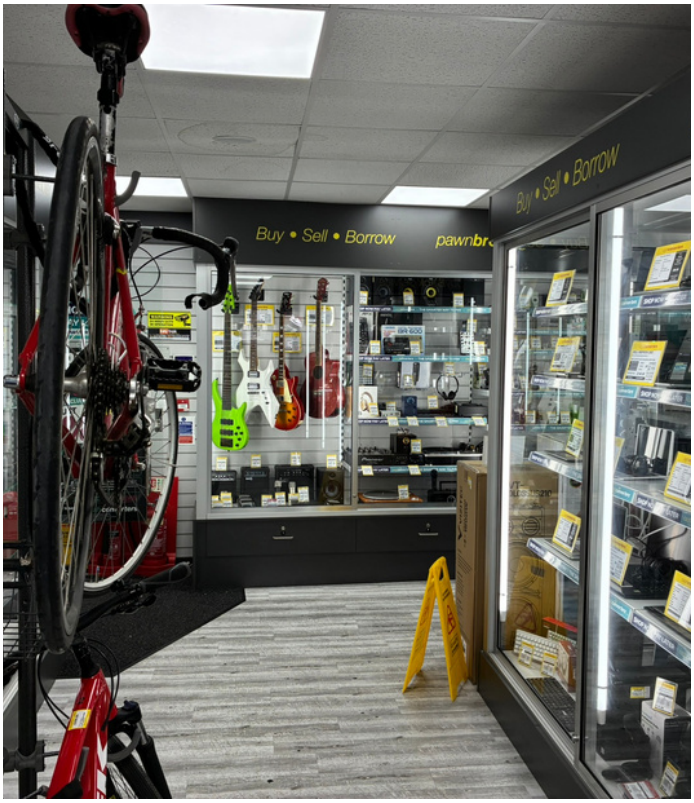
The property comprises a double fronted retail unit arranged over basement, ground and first floors. Internally the accommodation is configured to provide an open plan retail sales area with a till and changing room at ground floor, ancillary storage at basement level and staff welfare facilities on the first floor. The property is fitted out to a good specification including a combination of laminated and carpeted flooring, painted and plastered walls, suspended spotlighting and Mitsubishi air-conditioning.

Externally, the property benefits from a loading bay to the rear, accessed off St Peter's Gate.









Accommodation & Tenancy

Floor areas have been measured on a Net Internal Area (NIA) basis in accordance with the RICS Property Measurement 2nd Edition (2018), incorporating IPMS.

Floor	Sq Ft	Sq M
Basement	500	46.45
Ground Floor	953	88.54
First Floor	542	50.34
Total NIA	**1,995**	**185.33**

Tenancy Schedule

Tenant	Guarantor	Area
CCY and CCL Properties Limited	Cash Converters Yorkshire Limited	1,995 sq ft

Lease Start	Lease End	Tenant Break	Rent Review	Rent pa	Rent psf
17/10/2025	16/10/2035	17/10/2030	17/10/2030 (OMV)	£30,000 to £60,000*	£15.04 to £30.08*

* Current rent £30,000 pa (£15.04 psf), increasing in April 2027 to £60,000 pa (£30.08 psf). A purchaser would benefit from the full headline rent of **£60,000 per annum**, which would be topped up by the vendor.

Tenant Covenant

Company	DUNS Number	D&B Score	INCANS Global Score	Equivalent Bond Rating
CCY and CCL Properties Limited (Tenant)	231241005	N3	59	BB
Cash Converters Yorkshire Limited (Guarantor)	210114024	2A 2	82	BBB-

Important Notice

Proposal

Offers are invited at **£815,000**, reflecting a net initial yield of 7.00% (allowing for standard purchaser's costs) at a topped up rent of £60,000 per annum. Subject to contract.

Particulars are for general guidance only and do not form part of a contract. Descriptions, dimensions, and other details are given in good faith but without responsibility; intending purchasers must satisfy themselves by inspection or otherwise. No person has authority to make or give any representation or warranty in relation to the property. Maps are reproduced from Ordnance Survey material for identification purposes only.

