

39-41 Bridlesmith Gate | Nottingham | NG1 2GN

Prime position retail premises in Nottingham city centre

89.57m²
(964ft²)

- Prominent double fronted retail unit
- Situated on one of Nottingham's most sought-after streets
- Vibrant city location with eclectic mix of national, regional and independent operators
- Strong mix of retail, leisure & F&B
- Nearby occupiers include Hugo Boss, Fred Perry, 18 Montrose, Reiss, Public & Plants, Coco Tang and Everyday People



TO LET



Location



Gallery



Contact



Location

Bridlesmith Gate is an established and sought-after retail location within Nottingham city centre. Over the last few years the street has evolved and is now home to an eclectic mix of exciting national, regional and independent retail, F&B and leisure operators.

Retailer operators in the vicinity include Hugo Boss, Reiss, Fred Perry, Garms, Exclusive, 18 Montrose, Off Season and Fred Perry.

The location has also established itself as a quality F&B pitch with operators including Public & Plants, Cornish Bakery, Coco Tang, Magic Garden, Baresca, The Tap House, Pepper Rocks and Everyday People close by.

The Property

The property comprises a prominent double fronted retail premises forming part of an attractive period building with an amazing street art façade.

Internally the property has an open plan ground floor sales area together with first floor stock room.

EPC

The property has an EPC rating of C – 70.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	89.57	964
First Floor Store	14.7	158
Total	104.23	1,122

Lease Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

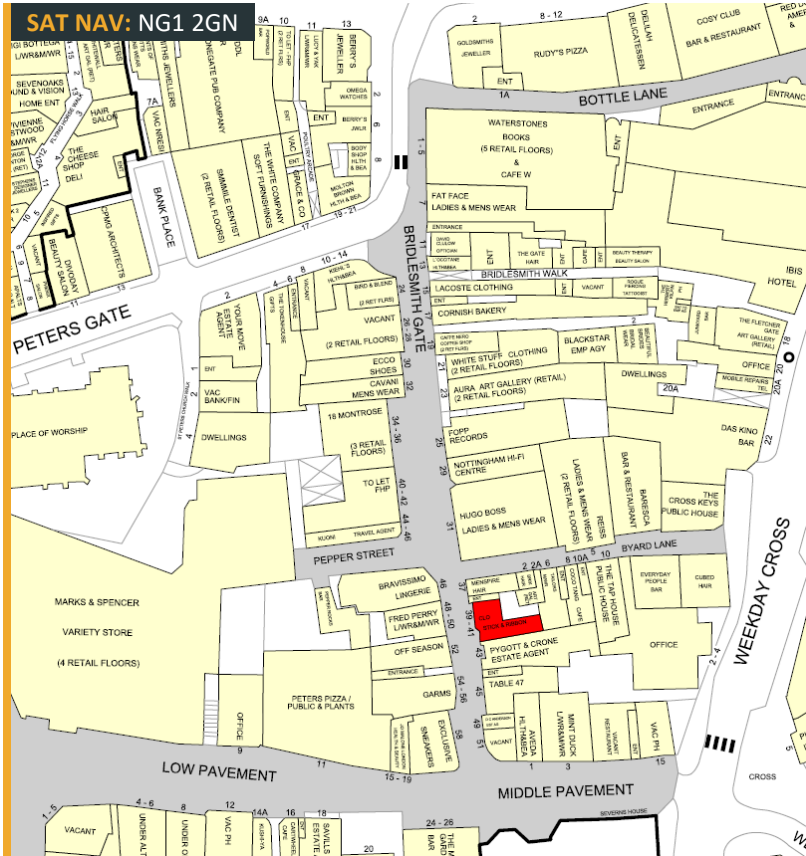
Rent

The property is available at a rent of:-

£35,000 per annum

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office, clinic, health centre and gym.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

Rateable Value (2023): £59,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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