

Prime Bridlesmith Gate retail premises (Subject to Vacant Possession)

Ground Floor Sales
80.08m² (862ft²)

- Situated on one of Nottingham's most sought after streets
- Busy pedestrianised location
- Strong mix of retail, leisure and hospitality in the vicinity
- Ground floor sales 80.08m² (862ft²), Basement storage 57.88m² (623ft²)
- Fashion fitted and ready to occupy
- Adjacent to The Cornish Bakery and near to Waterstones, Molton Brown, Kiehl's, White Company, Berry's and Goldsmiths
- Quoting Rent £42,500 per annum



TO LET



Location



Gallery



Contact

Location

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

Retail operators in the vicinity include Hugo Boss, Fat Face, Waterstones, Molton Brown, Kiehl's, White Company and L'Occitane.

The location has also established itself as a quality F&B pitch with operators including The Cornish Bakery, Public & Plants, Coco Tang, Magic Garden, Baresca and Pepper Rocks all within close proximity.



The Property

The property sits in a prime and prominent position on the pedestrianised street close with the junction of St Peters Gate. It provides ground floor sales which is fashion fitted and ready to occupy together with basement storage and staff accommodation.

EPC

The property has an EPC rating of D - 95.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	80.08	862
Basement Stores	57.88	623
Total	206.15	1,485

Lease Terms

Subject to vacant possession, the property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a rent of:-

£42,500 per annum exclusive

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 use, clinic, health centre, creche and gym.

VAT

VAT is applicable at the prevailing rate.

