
15 Bridlesmith Gate
Nottingham | NG1 2GR

City Centre Retail Opportunity – Flexible Terms Available

80.08m² (862ft²)



- Busy pedestrian frontage
- Flexible terms available
- Nearby occupiers include Molton Brown, The White Company, Joules, Hugo Boss, Ted Baker, Jack Wills, Fat Face, Flannels and Waterstones



To Let



Location

The property is located in the heart of Nottingham City Centre on the main fashion pitch of Bridlesmith Gate. Bridlesmith Gate is home to a number of aspirational retailers including Flannels, Kurt Geiger, Hugo Boss, Ted Baker, Joules and Fat Face.

The property is located adjacent to Jack Wills and L'Occitane.

Planning

It is understood the property falls within **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

Accommodation

The premises comprise the following accommodation:-

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

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

Plans

Plans are available on request.



Lease Terms

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

Rent

The property is available at a rent of:

£50,000 per annum

VAT

VAT is applicable at the prevailing rate.

EPC

The property has an EPC Rating of D-95.

Business Rates

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

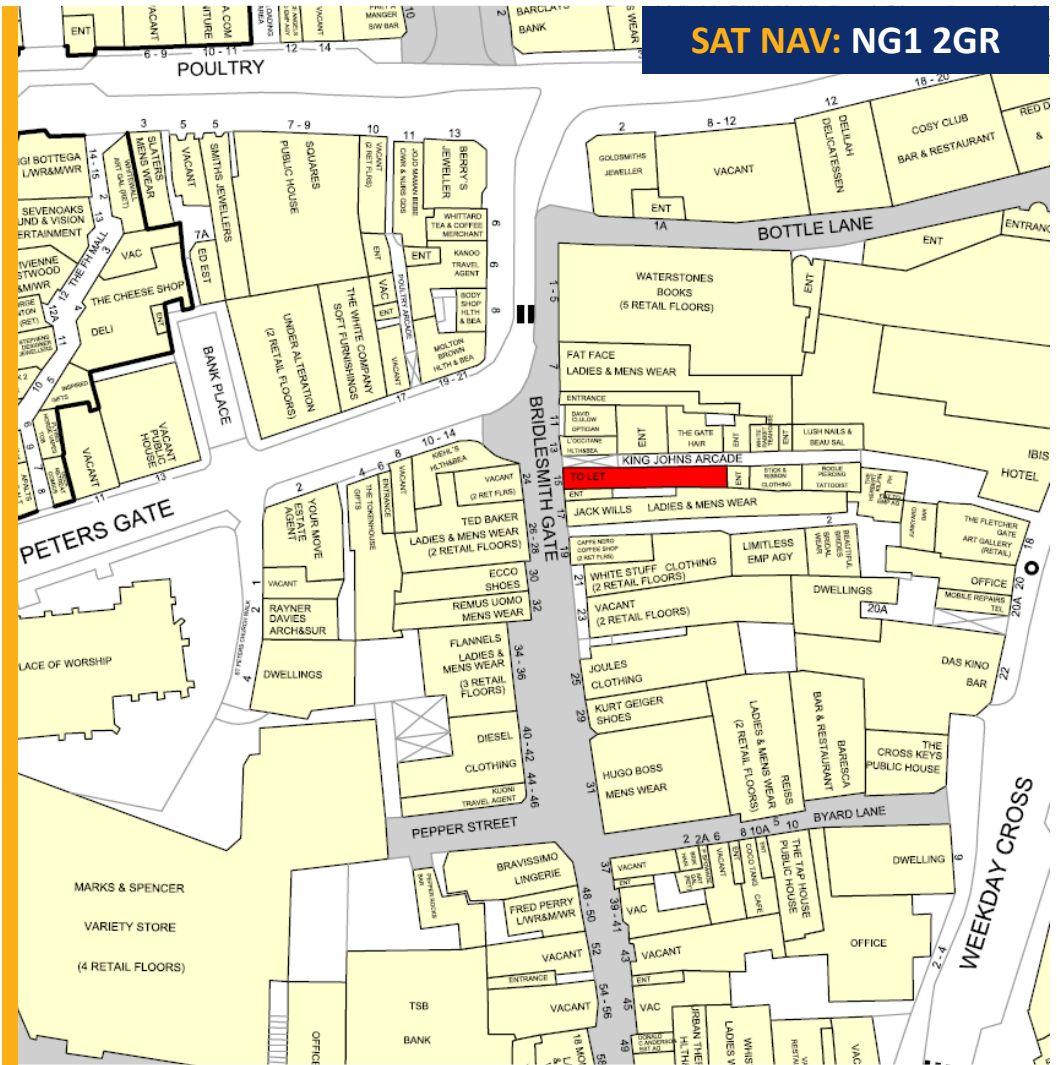
Shop & Premises

Rateable Value (2023): £36,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 to 31/03/2024 (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.

Legal Costs

Each party are to be responsible for their own costs incurred in the transaction.



For further information or to arrange to view please contact:

Jack Shakespeare

T: 0115 908 2101

M: 07817 924 949

E: jack@fhp.co.uk

Oliver Marshall

T: 0115 841 1142

M: 07887 787 885

E: oliver@fhp.co.uk



Fisher Hargreaves Proctor Limited. 10 Oxford Street, Nottingham, NG1 5BG

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