

58 Bridlesmith Gate | Nottingham | NG1 2GP

Attractive, prime pitch Nottingham city centre retail/leisure unit

Ground Floor
130.40m² (1,403ft²)
Plus Upper Floors

- Prime corner position
- Ground and first floor sales area with upper floor stores
- Return frontage
- Fashion fitted, also suitable for café/restaurant
- Close to Paul Smith, Jo Malone, Hugo Boss and The Magic Garden
- Established retail and leisure location
- Quoting rent: £85,000 per annum



TO LET



Location



Gallery



Contact



Location

The property benefits from return frontage to both Bridlesmith Gate and Low Pavement. Bridlesmith Gate is an established retail location and is known as one of Nottingham's prime fashion pitches home to a number of high quality aspirational operators including Hugo Boss, Fred Perry, 18 Montrose and Ted Baker.

The location is in the heart of a vibrant mixed retail and leisure pitch with leisure operators in the vicinity including Magic Garden, Coco Tang, The Tap House, Everyday People, Baresca and Cartwheel.

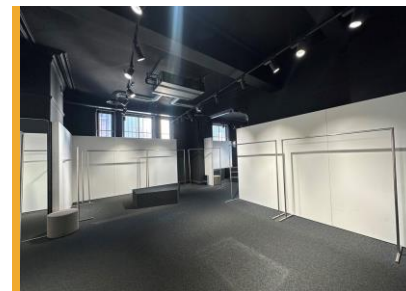
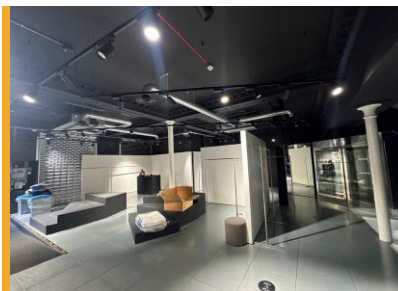
The Property

The property comprises a striking period retail/leisure premises with return frontage. It provides accommodation across 5 floors.

It is currently fashion fitted to a high standard with sales accommodation at both ground and first floor and ancillary accommodation at second, third and basement floors.

EPC

A copy of the EPC is available on request.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Basement	139.50	1,501
Ground Floor	130.40	1,403
First Floor	136.80	1,472
Second Floor	135.20	1,455
Third Floor	117.50	1,264
Total	659.14	7,095

Lease Terms

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

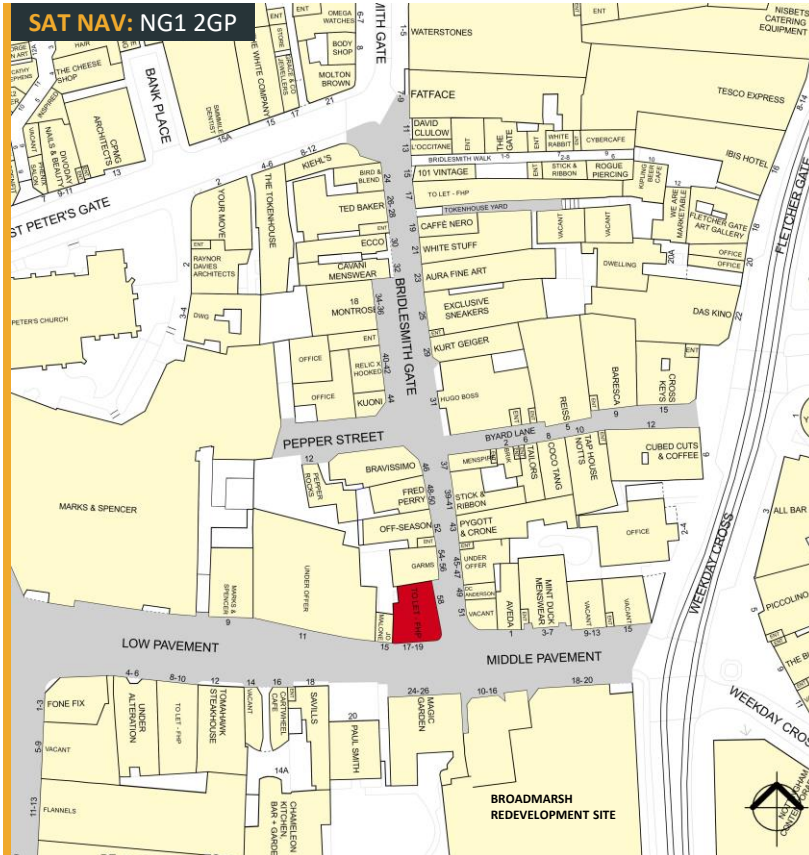
Rent

The property is available at a quoting rent of:-

£85,000 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, clinic, health centre and gym.



Business Rates

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

Rateable Value (2023): £103,000

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.

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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