

Prime city centre E Class opportunity

186.27m²
(2,005ft²)

- Prime fashion, footwear, cosmetics and accessories location
- Ground floor sales 181.44m² (1,953ft²)
- Ground floor ancillary 4.83m² (52ft²)
- First floor stores 73.95m² (796ft²)
- Nearby occupiers include Hugo Boss, Fred Perry, Ecco, Ted Baker, 18 Montrose, Molton Brown and Jo Malone
- Rent on application



TO LET



Location



Gallery



Contact



Location

The property occupies a 100% prime position on Bridlesmith Gate within the heart of Nottingham city centre. Bridlesmith Gate is home to a number of aspirational fashion, jewellery, cosmetics and accessories retailers including Hugo Boss, 18 Montrose, Fred Perry, Ted Baker, Ecco, Molton Brown and Joules.

The Marks & Spencer Department Store is located a short walk from the subject property at the junction of Albert Street and Low Pavement.

The Fletcher Gate Car Park and Tram Stop are located some 2 minutes walk away providing excellent transport links into the city.

The Property

The property is fitted out to a high standard with excellent internal width and is arranged over ground floor sales with ground floor ancillary stores and first floor stores.

EPC

A copy of the EPC is available on request.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	181.44	1,953
Ground Floor Ancillary	4.83	52
First Floor Stores	73.95	796
Total	260.22	2,801

Lease Terms

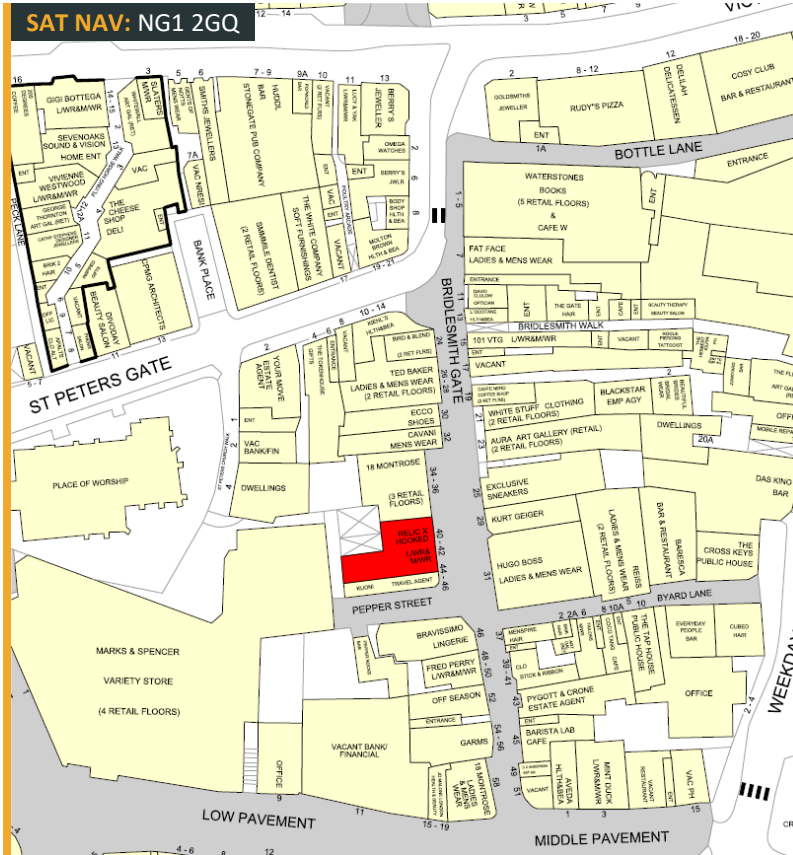
The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly rent reviews.

Rent

Rent on application.

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): £104,000

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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Please click here to read our "Property Misdescriptions Act". E&OE.