

Basement, 7 Bridlesmith Gate | Nottingham | NG1 2GR

## City centre basement premises suitable for a wide range of uses (STP)

214.50m<sup>2</sup>  
(2,309ft<sup>2</sup>)

- Prime city centre location
- New entrance to be created off Bridlesmith Gate in between Waterstones and Fat Face
- Open plan accommodation suitable for a variety of retail and leisure uses (STP)
- Would suit bar, restaurant, leisure or competitive socialising concept
- Quoting Rent £25,000 per annum
- Nearby occupiers include Waterstones, Fat Face, White Company, Molton Brown, Rudy's Pizza and Pepper Rocks



**TO LET**



Location



Gallery



Contact



## Location

The property is situated in the heart of Nottingham city centre on Bridlesmith Gate close to the junction with Victoria Street and High Street.

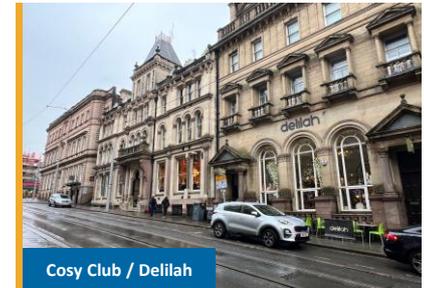
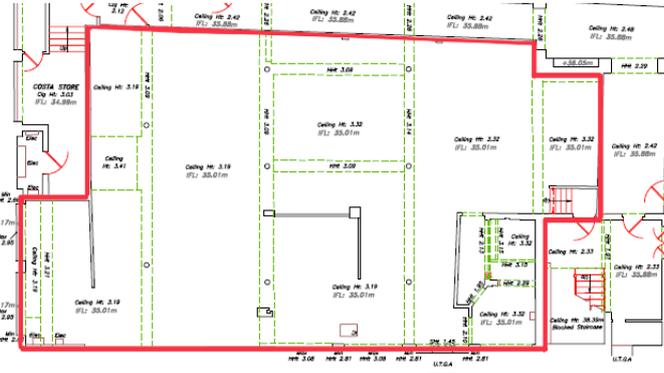
Operators within the immediate vicinity include a strong mix of retail, bar, restaurant and leisure operators including Fat Face, Waterstones, Goldsmiths, Molton Brown and White Stuff. Leisure operators within the vicinity include Rudy's Pizza, Cornish Bakery (coming soon), Delilah, Cosy Club, Pepper Rocks and Coco Tang.

## The Property

The property comprises an unused basement where a new entrance will be created off Bridlesmith Gate in between Fat Face and Waterstones. The basement space provides open plan accommodation with a floor to ceiling height of 3m+ which would be suitable for a variety of retail and leisure uses. Bar, restaurant, leisure and competitive socialising would all be well suited to the location benefiting from the strong footfall during the day and night.

## Planning

It is understood that the property currently falls within **Use Class E** however all prospective operators should verify the existing Use Class with the local authority.





Zara



Berry's



Bridlesmith Gate / St Peters Gate

## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Basement	214.50	2,309

## 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 quoting rent of:-

**£25,000 per annum exclusive**

## Business Rates

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

Rateable Value (RV): £18,750

UBR Multiplier: 49.9p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (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.



## EPC

A copy of the EPC is available on request.

## 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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