

54-56 Bridlesmith Gate | Nottingham | NG1 2GP

Retail, café or leisure space in sought after city location (Subject to vacant possession)

290.59m²
(3,128ft²)

- Situated on one of Nottingham's most sought after streets
- Prominent double fronted unit
- Strong mix of retail, leisure & hospitality in the vicinity
- Ground floor sales: 801ft², first floor sales 597ft², plus additional storage on basement, first and second floors
- Quoting Rent £40,000 per annum
- Nearby operators include Fred Perry, Hugo Boss, Exclusive, 18 Montrose, Public & Plants, Magic Garden and Coco Tang



TO LET



Location



Gallery



Video



Contact



Location

Bridlesmith Gate is an established and sought after retail and 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, Reiss, Fred Perry, Exclusive, 18 Montrose, Glass Onion and Off Season.

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

The Property

The property benefits from an amazing and striking street art façade and canary yellow shop front. Internally it is ready to move straight into, it also has bi-fold doors installed to the rear which open out onto a private rear terrace.

There is sales space at ground and first floor linked by customer stairs, and ancillary storage accommodation at basement and second floor.

This is an ideal space for a number of different uses including retail/restaurant/café/leisure.



Private rear terrace with bi-fold doors



Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	74.41	801
Basement	70.23	756
First Floor Sales	55.46	597
First Floor Ancillary	14.96	161
Second Floor Ancillary	75.53	813
Total	290.59	3,128

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:

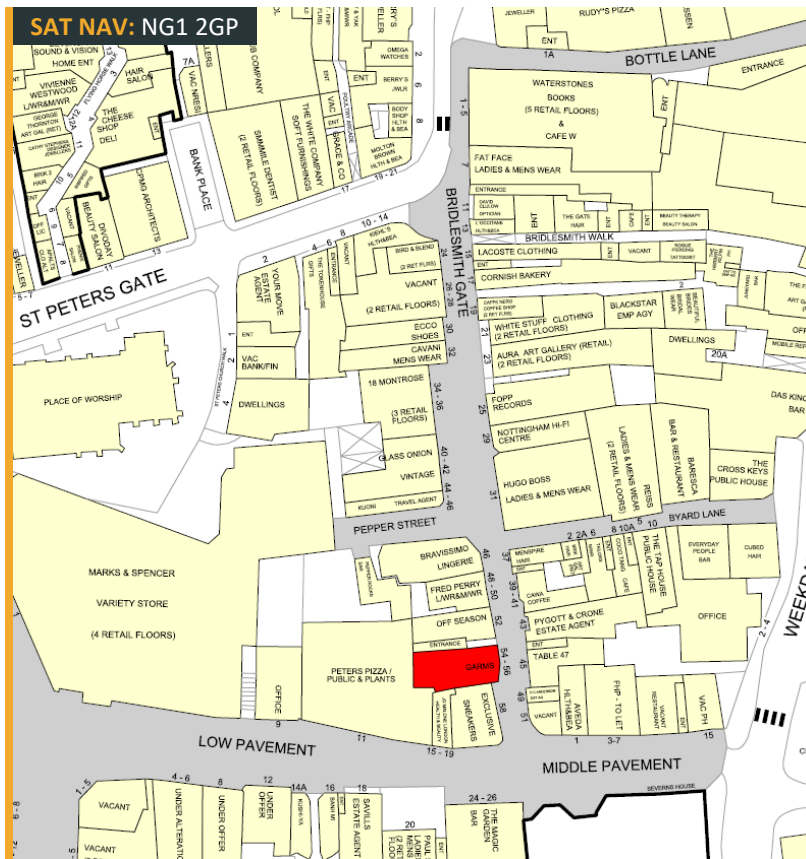
£40,000 per annum exclusive

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 use, clinic, health centre, creche and gym.

EPC

The property has an EPC rating of D – 82.



Business Rates

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

Rateable Value (RV): £65,000

UBR Multiplier: 54.6p

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.

VAT & Legal Costs

VAT is applicable at the prevailing rate. 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.