

Prime return frontage retail premises on Bridlesmith Gate

Ground Floor Sales 107m² (1,152ft²)

- Situated on one of Nottingham's most sought-after streets
- Busy pedestrianised location with prominent return frontage
- Strong mix of retail, leisure and hospitality in the vicinity
- Ground floor sales 107m² (1,152ft²)
/Basement storage 68m² (732ft²)
- Nearby retailers include The Ivy (opening 2025), Cornish Bakery, Waterstones, Molton Brown, Kiehls, White Company, Berry's and Goldsmiths
- Quoting Rent £45,000 per annum



TO LET



Location



Gallery



Contact



Location



Gallery



Contact

Location

Bridlesmith Gate is an established and sought after retail & 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 **Paul Smith, Fat Face, Waterstones, Fred Perry, Molton Brown, Kiehl's, L'Occitane, Bird & Blend and White Company.**

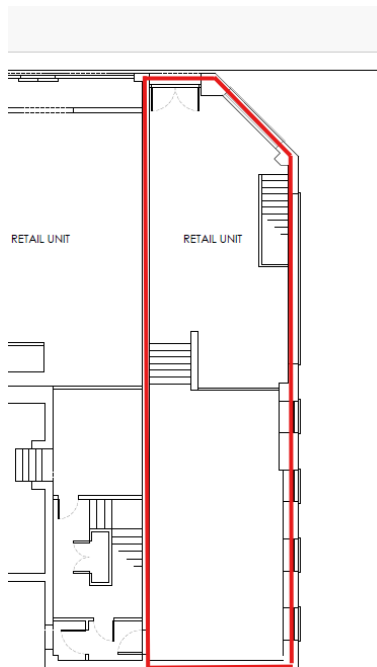
The location has also established itself as a quality F&B pitch with operators including **The Ivy café** (opening 2025) **Cornish Bakery, Peters Pizza, Public & Plants, Coco Tang, Magic Garden, Baresca and Pepper Rocks** all within close proximity.

The Property

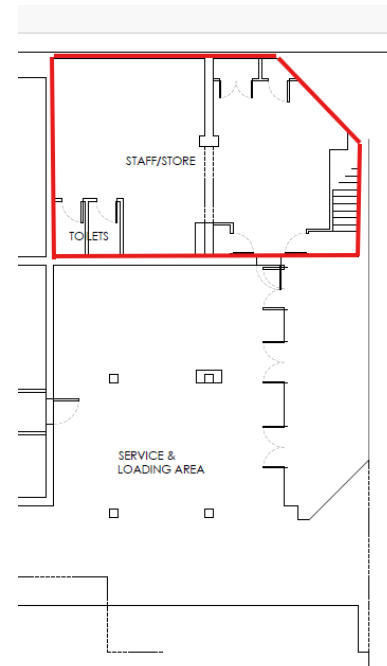
The property sits in a prime and prominent position with return frontage on the pedestrianised street. Internally it provides ground floor sales over two levels together with basement storage and staff accommodation.

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.



Ground Floor Sales



Basement Stores



Location



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Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	107	1,152
Basement Stores	68	732
Total	175	1,884

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.

Rent

The property is available at a rent of:-

£45,000 per annum exclusive

VAT

VAT is applicable at the prevailing rate.

EPC

The property has an EPC rating of C - 53.

Service Charge

A service charge is payable towards communal maintenance of the building – the current annual figure is estimated at £1,402.76.



Business Rates

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

Rateable Value (RV): £49,750

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.

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.