

34-36 Bridlesmith Gate | Nottingham | NG1 2GQ

Flagship retail / leisure premises on Bridlesmith Gate

Ground Floor Sales 311m² (3,348ft²)

- Situated on one of Nottingham's most sought-after streets
- Prominent double frontage on busy pedestrianised location
- Opposite The Ivy (opening 2025)
- Ground floor: 311m² (3,348ft²)
Basement: 422m² (4,542ft²)
First floor: 347m² (3,735ft²)
- Nearby operators include **Cornish Bakery, Waterstones, Paul Smith, Molton Brown, Kiehl's, White Company, Berry's and Goldsmiths**



TO LET



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, Fred Perry, Fat Face, Waterstones, Molton Brown, Kiehl's, White Company, Jo Malone** and **L'Occitane**.

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



The Property

A flagship retail/leisure opportunity in a prime position and prominent double frontage onto the pedestrianised street. Internally it provides substantial ground floor sales, first floor sales, basement sales together with staff facilities and storage. All floors are linked together with a feature staircase. Externally the property benefits from a widened pavement area which would be ideal for external seating for any F&B/leisure operators.

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 and gym.





Location



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Accommodation

The property provides the following approximate areas:-

| Floor | m ² | ft ² |
|--------------------|----------------|-----------------|
| Ground Floor Sales | 311 | 3,348 |
| Basement Stores | 422 | 4,542 |
| First Floor Sales | 347 | 3,735 |
| Total | 1,080 | 11,625 |

The property could be split to suit individual requirements.

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

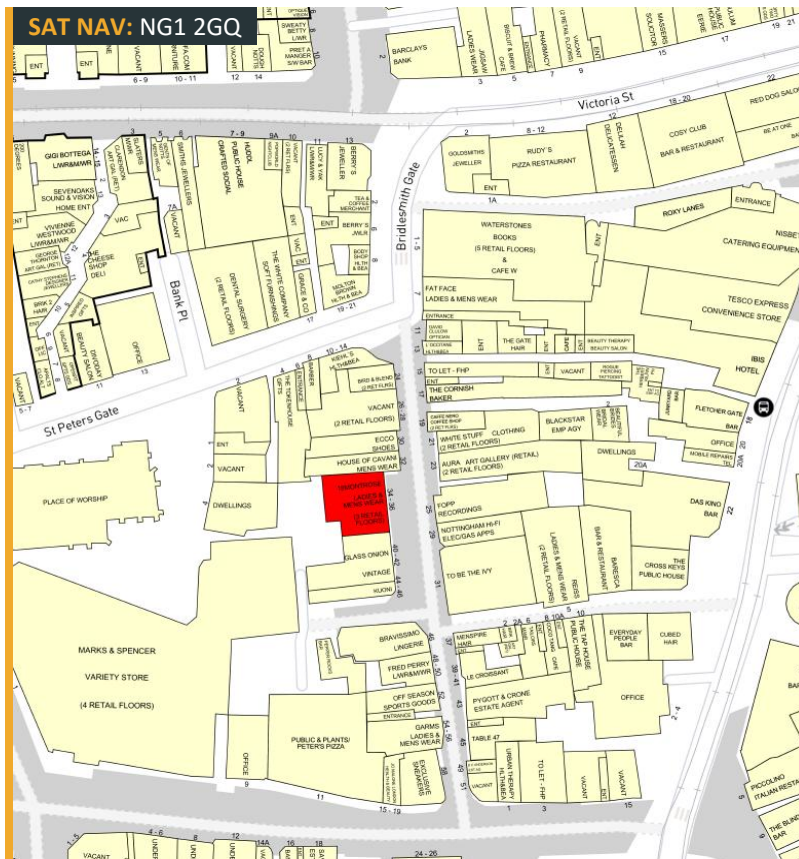
Rent on application.

EPC

The property has an EPC rating of B – 32.

Service Charge

A service charge is payable towards communal maintenance of the building, more details available on request.



Business Rates

The property is currently configured as ground floor, first floor and basement – but if the property is relet as ground floor/basement only then the Rateable Value will require reassessment upon occupation.

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

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.