

## Prime Bridlesmith Gate retail premises

Ground Floor Sales  
80.08m<sup>2</sup> (862ft<sup>2</sup>)

- Situated on one of Nottingham's most sought after streets
- Busy pedestrianised location
- Strong mix of retail, leisure and hospitality in the vicinity
- Ground floor sales 80.08m<sup>2</sup> (862ft<sup>2</sup>), Basement storage 57.88m<sup>2</sup> (623ft<sup>2</sup>)
- Fashion fitted and ready to occupy
- Adjacent to The Cornish Bakery and near to Waterstones, Molton Brown, Kiehl's, White Company, Berry's and Goldsmiths
- Quoting Rent £40,000 per annum



**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 Hugo Boss, Fat Face, Waterstones, Molton Brown, Kieh!’s, White Company and L’Occitane.

The location has also established itself as a quality F&B pitch with operators including The Cornish Bakery, 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 on the pedestrianised street close with the junction of St Peters Gate. It provides ground floor sales which is fashion fitted and ready to occupy together with basement storage and staff accommodation.

## EPC

The property has an EPC rating of D - 95.





## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	80.08	862
Basement Stores	57.88	623
<b>Total</b>	<b>206.15</b>	<b>1,485</b>

## 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 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.

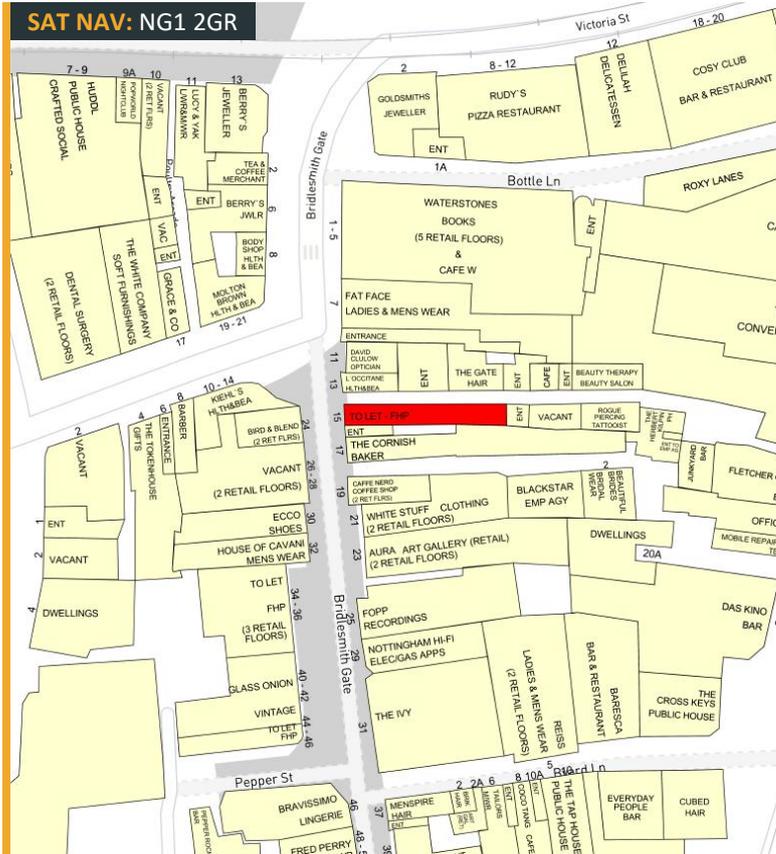
## VAT

VAT is applicable at the prevailing rate.

## Service Charge

A service charge is payable towards communal maintenance of the building, the current annual contribution is approximately £2,335.67 + VAT.

### SAT NAV: NG1 2GR



## Business Rates

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

Rateable Value (RV) to 31<sup>st</sup> March 2026: £36,250

Rateable Value (RV) from 1<sup>st</sup> April 2026: £23,500 (draft)

From 1<sup>st</sup> April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 38.2p.

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.