

52 Bridlesmith Gate | Nottingham | NG1 2GP

## Prime position retail unit in Nottingham city centre (Subject to vacant possession)

Ground Floor  
83.46m<sup>2</sup> (899ft<sup>2</sup>)

- Situated on one of Nottingham's most sought-after streets
- Prominent double fronted unit
- Well fitted and ready to occupy
- Ground floor sales: 899ft<sup>2</sup>  
First floor ancillary: 417ft<sup>2</sup>
- Nearby operators include **Fred Perry, Public & Plants, The Ivy, Magic Garden** and **Coco Tang**
- Quoting Rent £35,000 per annum



TO LET



Location



Gallery



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 **Reiss, Fred Perry, Exclusive, Glass Onion and Jo Malone**.

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

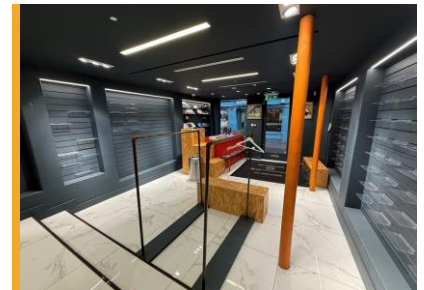
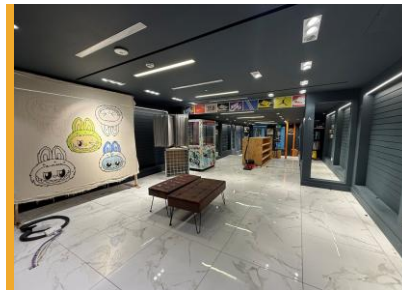
## The Property

The property benefits from a striking street art façade and prominent double frontage onto Bridlesmith Gate.

Internally it provides well fitted retail accommodation ready to occupy with open plan ground floor sales and with first floor storage and staff welfare.

## EPC

The property has an EPC rating of D – 88.





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## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	83.46	899
First Floor Ancillary	38.73	417
<b>Total</b>	<b>122.19</b>	<b>1,316</b>

## 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.

## Rent

The property is available at a rent of:-

**£35,000 per annum exclusive**

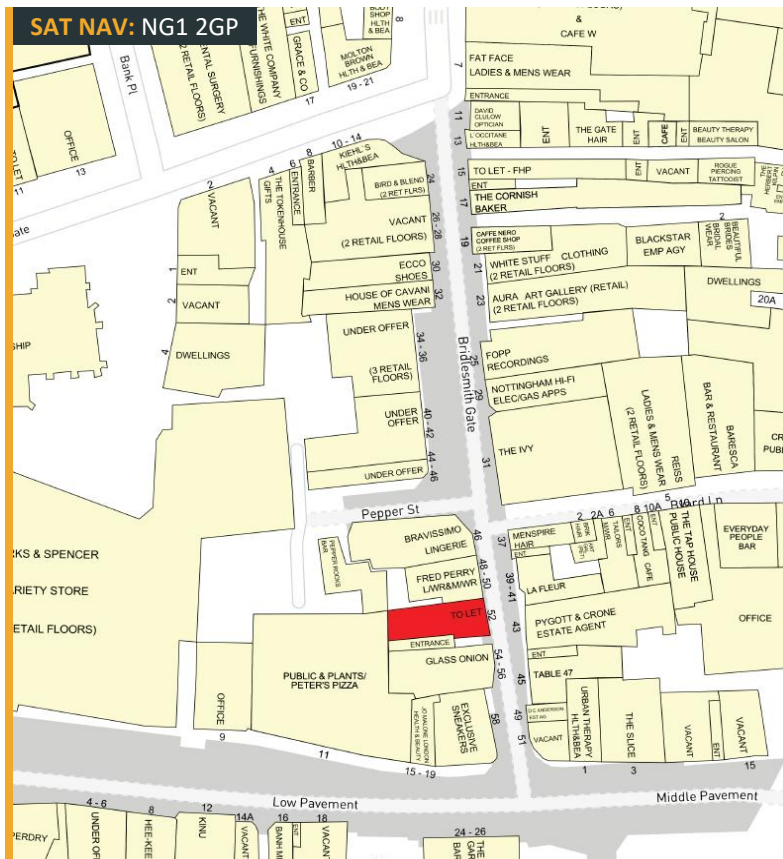
## Planning

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.





## 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: £51,000

Rateable Value (RV) from 1<sup>st</sup> April 2026: £33,250 (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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