

## Prime position retail unit in Nottingham city centre

**Ground Floor**  
**71.16m<sup>2</sup> (766ft<sup>2</sup>)**

- Situated on one of Nottingham's most sought-after streets
- Ground floor sales: 766ft<sup>2</sup>  
First floor: 507ft<sup>2</sup>  
Second floor: 658ft<sup>2</sup>
- Nearby operators include **Cornish Bakery, The Ivy, Bird & Blend, White Stuff, Molton Brown** and **Kiehls**
- Quoting Rent £30,000 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 **Fred Perry, Fat Face, Waterstones, Molton Brown, Bravissimo, Body Shop, Bird & Blend, and White Stuff.**

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, Caffe Nero, Coco Tang, Magic Garden, Baresca, The Tap House, Pepper Rocks and Everyday People** all within close proximity.



## The Property

The property benefits from a prominent frontage onto the pedestrianised Bridlesmith Gate. Internally it provides a ground floor sales area together with ancillary staff facilities and storage on first and second floors.



## EPC

The property has an EPC rating of D – 93.



## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	71.16	766
First Floor Ancillary	47.10	507
Second Floor Ancillary	61.12	658
Basement	34.93	376
<b>Total</b>	<b>214.32</b>	<b>2,307</b>

## Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a rent of:-

**£30,000 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.

