

3 Tudor Square | West Bridgford | Nottingham | NG2 6BT

## Rare retail premises available in central West Bridgford

102.50m<sup>2</sup>  
(1,103ft<sup>2</sup>)

- Prominent central West Bridgford location
- One of Nottingham's most popular and affluent suburbs
- Ground Floor: 47.70m<sup>2</sup> (513ft<sup>2</sup>)  
First Floor: 54.80m<sup>2</sup> (590ft<sup>2</sup>)
- Nearby operators include **M&S Food, Vision Express, Costa and TUI**
- Quoting rent: £27,500 pax



**TO LET**



Location



Gallery



Contact



## Location

West Bridgford is widely recognised as one of Nottingham's most popular and affluent suburbs where both the commercial and residential property markets are extremely buoyant. West Bridgford is home to landmark destinations including the City Ground, home to Nottingham Forest Football Club, and Trent Bridge Cricket Ground, home to Nottinghamshire County Cricket Club and Trent Rockets as well as hosting the national cricket team multiple times annually.

Central West Bridgford hosts an eclectic mix of national and regional tenants which includes the likes of The Botanist, Cote Brasserie, Giggling Squid, Loungers, Caffè Nero, Costa, Pizza Express and Wagamama's. Amongst the national tenants there are also a number of popular regional operators which includes Escabeche, Gilt, Yumacha and Grounded Kitchen.

Retailing within West Bridgford is also very strong where aspirational operators include M&S Food Store, Waterstones, Oliver Bonas and JoJo Maman Bebe to name a few, this is complemented well with quality regional operators.

## EPC

The property has an EPC rating of E – 118.

**CÔTE**  
BRASSERIE

**Gilt**  
CAFÉ BAR

**M&S**

CAFFÈ  
**NERO**



**escabeche**

**OLIVER BONAS**



## The Property

The property is situated on Tudor Square with prominent frontage to Davies Road which is one of the main incoming roads into West Bridgford from the A6011. It is central to West Bridgford adjacent to Central Avenue and Gordon Road.

The property provides an open plan ground floor sales area together with first floor ancillary storage and staff welfare.

The property is rear loaded through the service yard of the Landmark Business Centre, directly out the front there is 1 hour free parking.

## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	47.70	513
First Floor	54.80	590
<b>Total</b>	<b>102.50</b>	<b>1,103</b>



## Lease Terms

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

## Rent

The property is available at a quoting rent of:-

**£27,500 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.

## Business Rates

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

Rateable Value (RV): £25,000

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.

