

## High quality refurbished open plan space on prestigious Bridlesmith Gate

**171.32m<sup>2</sup> - 494.20m<sup>2</sup>**  
**(1,844ft<sup>2</sup> - 5,320ft<sup>2</sup>)**

- Situated on one of Nottingham's most sought after streets
- Flexible retail, leisure, office space
- Newly upgraded communal areas including showers
- Nearby operators include **The Ivy, Cornish Bakery, Waterstones and Molton Brown**
- Rent on application



**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, Cornish Bakery, Public & Plants, Coco Tang, Tap House, Everyday People, Peters Pizza, Magic Garden, Baresca and Pepper Rocks** all within close proximity.

## Description

The unit is currently finished to a shell specification with flexibility on handover specification to be agreed to suit the needs of individual requirements.

Additional space is also available, contact the marketing agents for further details.





## Floor Areas

We have two suites available individually or combined. The approximate floor areas for each suite are as follows:

Suite	m <sup>2</sup>	ft <sup>2</sup>
Suite 101	171.32	1,844
Suite 102	322.88	3,476
<b>Total</b>	<b>494.20</b>	<b>5,320</b>

(This information is given for guidance purposes only)

## 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

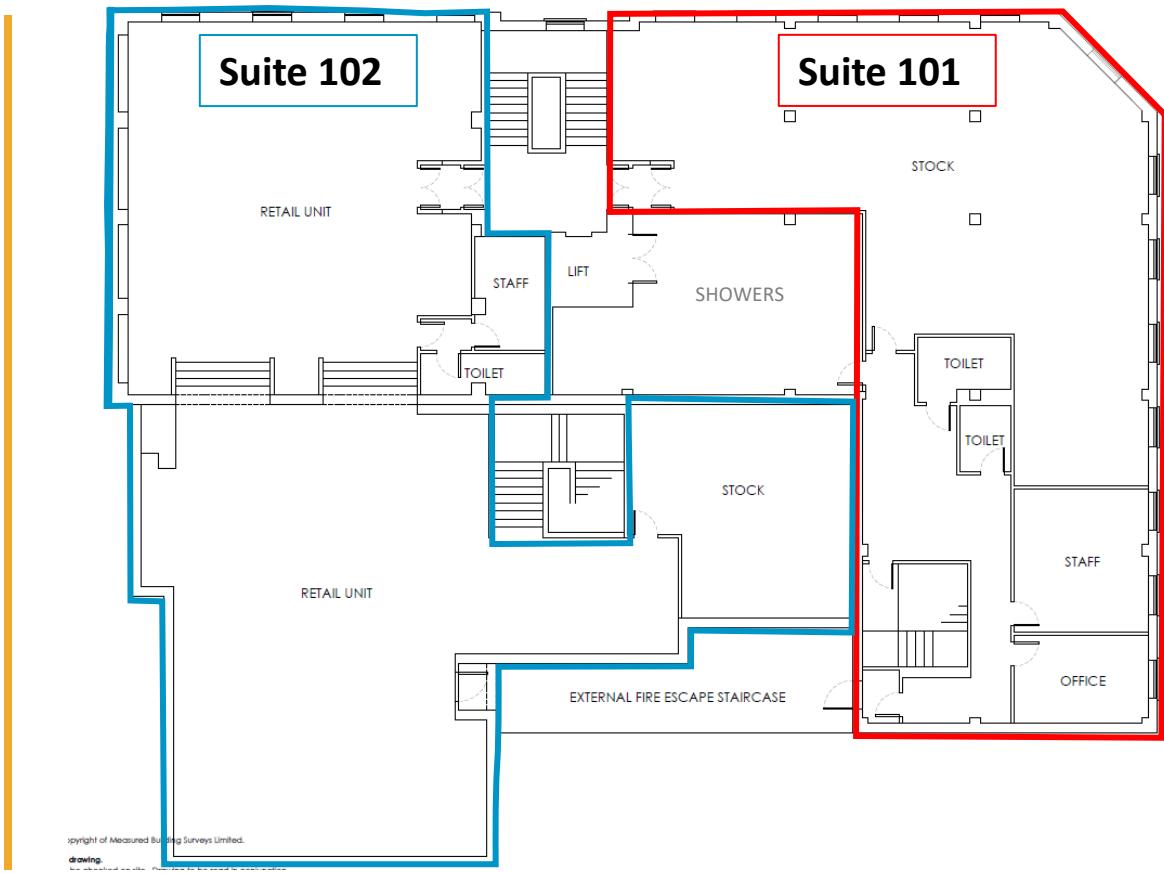
Rent on application.

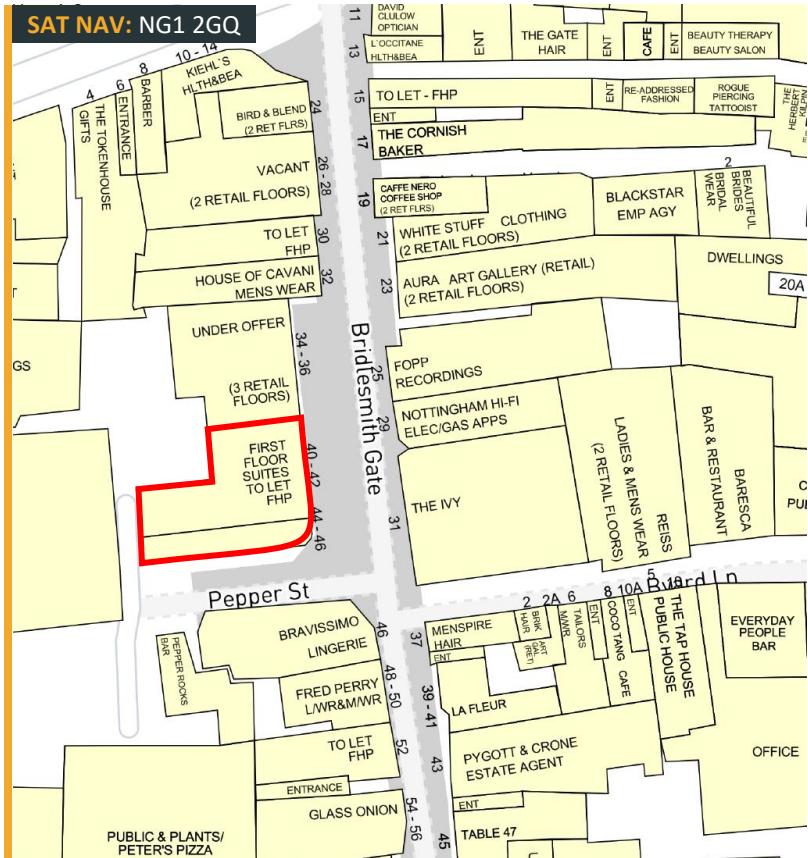
## EPC

The EPC is available upon request.

## 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 – the will require reassessment upon occupation.

## VAT

VAT is applicable at the prevailing rate.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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