

Prime position retail unit in Nottingham city centre

Ground Floor
112.32m² (1,209ft²)

- Situated on one of Nottingham's most sought-after streets
- Ground floor: 112.32m² (1,209ft²)
- Adjacent to **The Ivy**
- Busy pedestrianised location
- Nearby operators include **Coco Tang, Caffe Nero** and **Fred Perry**
- Well presented and ready for immediate occupation
- Quoting Rent £55,000 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.

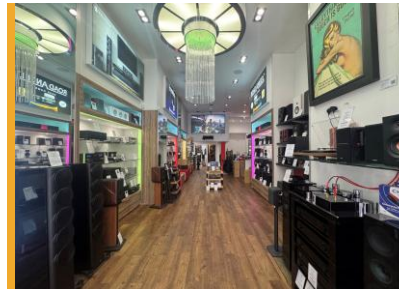
Retail operators in the vicinity include **Fred Perry, Fat Face, Waterstones, Molton Brown, Bravissimo, Body Shop, Bird & Blend, and White Stuff.**

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 excellent prominent frontage onto the pedestrianised Bridlesmith Gate. Internally the property provides open plan ground floor sales accommodation with substantial floor to ceiling height together with ancillary staff facilities and storage at basement level.



EPC

The property has an EPC rating of 121 – Band E.



Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	112.32	1,209
Basement Stores	88.63	954
Total	200.95	2,163

Lease Terms

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

Rent

The property is available at a rent of:-

£55,000 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.

Service Charge

A service charge is payable towards communal maintenance of the building, more details available on request.

