

2 Gordon Road | West Bridgford | Nottingham | NG2 5LN

Prominent retail premises in the heart of West Bridgford Confidential disposal staff unaware

61.78m²
(665ft²)

- Rare opportunity on popular retail pitch
- Located opposite Gordon Road public car park
- Suitable for a variety of uses (STP)
- Occupiers in the vicinity include **M&S Foodhall**, **Vision Express**, **TSB Bank**, **No.8 Deli**, **Okende**, **The Bagel Project**, **TUI Travel** and **JoJo Maman Bebe**



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.

Central West Bridgford hosts an eclectic mix of national and regional tenants which includes the likes of The Botanist, Cote Brasserie, Gigging Squid, Portello Lounge, Caffé 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.



The Property

The property occupies a prominent location on Gordon Road adjacent to the main pedestrian crossing and opposite Gordon Road Public Car Park, a short distance from the prime Central Avenue.

EPC

A copy of the EPC is available on request.





Accommodation

The property comprises the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	54.69	606
Kitchen	5.57	59
Total	61.78	665

Rear delivery access at ground floor is available via a shared courtyard.

Lease Terms

The property is available by way of an assignment or subletting. The current lease expires on 8th March 2028 at a rent of:-

£27,000 per annum exclusive

Alternatively the landlord may consider a surrender and regrant to a new tenant subject to covenant strength for a term of years to be agreed.

Planning

It is understood the property falls within **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche. This information is for guidance only and all parties should check themselves with the local planning authority.



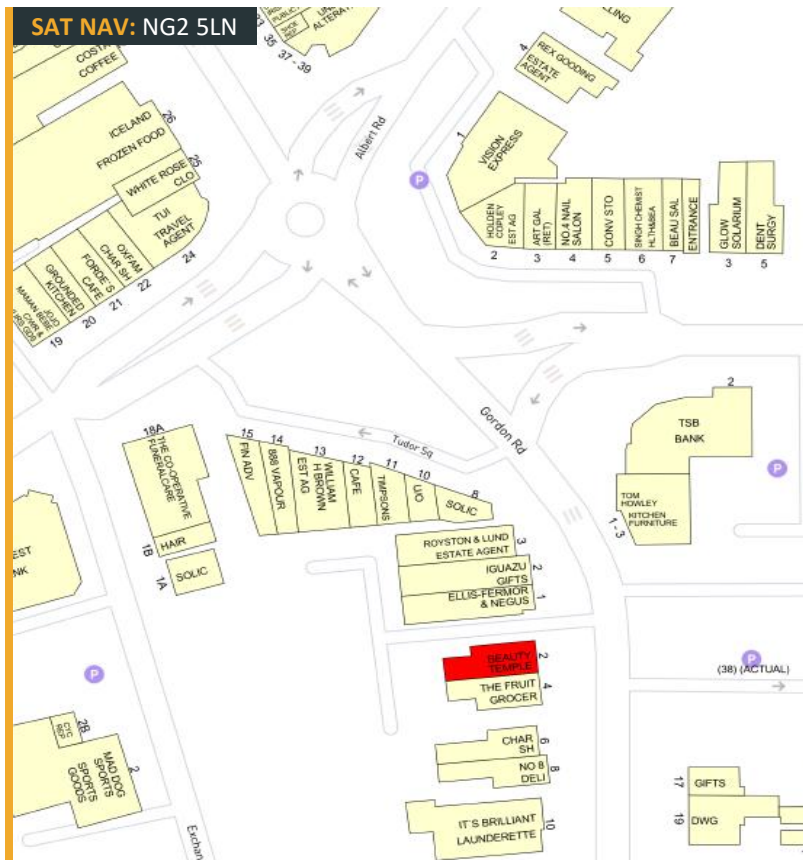
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Business Rates

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

Rateable Value (RV): £22,250

From 1st 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.

VAT

VAT is applicable at the prevailing rate.

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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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.