



TO LET : FLAGSHIP RETAIL / LEISURE UNIT

26-28 Bridlesmith Gate, Nottingham NG1 2GQ

LOCATION

Bridlesmith Gate is home to a number of aspirational fashion, jewellery and accessory retailers including **The Ivy, 18 Montrose, Fred Perry, White Stuff, Ecco, Waterstone's, Molton Brown, Kiehl's, Cornish Bakery** and **Goldsmiths**.

The **Marks & Spencers Department Store** is located a short walk from the property at the junction of Albert Street and Low Pavement. The **Fletcher Gate Car Park** and Tram Stop are located some 2 minutes away from Bridlesmith Gate providing excellent transport links into the city.

PROPERTY

The prominent flagship property is situated in a highly visible location which comprises of ground floor and first floor sales accommodation with substantial window displays. The premises are fitted out to a high standard with unique features and an open plan retail area on both ground floor and first floor. The property has electric roller shutters, air conditioning and 3 phase electrics.

ACCOMMODATION

The property comprises the following approximate internal floor areas:

| | sq.m | sq.ft |
|----------------------|------------|--------------|
| Ground Floor Sales | 205 | 2,206 |
| First Floor Sales | 186 | 2,002 |
| Second Floor Storage | 111 | 1,194 |
| Total | 502 | 5,402 |

For further information or
to arrange a viewing please
contact **BOX Property**

Frankie Labbate
frankie@boxprop.co.uk
07930 406 727

Ben Tebbutt
ben@boxprop.co.uk
07930 406 608

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THE IVY



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TENURE

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

RENT

£125,000 per annum.

BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:

Rateable Value (2023/2024) £115,000.

UBR (2023/2024) 54.6p.

Rates Payable (2023/2024) £62,790.

INSURANCE

The Insurance charge for the current financial year is available upon request.

PLANNING

We understand the property benefits from planning consent for the following uses: Class E (Commercial, Business and Services use)

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting.

VAT

All sums quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VIEWING

Viewing is available by appointment with the sole agents.

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IMPORTANT NOTICE

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