

26-28 Bridlesmith Gate, Nottingham NG1 2GQ

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.

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.

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







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

£125,000 per annum.

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.

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

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).

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

All sums quoted exclusive of VAT if applicable.

Availabe upon request.

Viewing is available by appointment with the sole agents.

For further information or to arrange a viewing please frankie@boxprop.co.uk ben@boxprop.co.uk contact BOX Property

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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT







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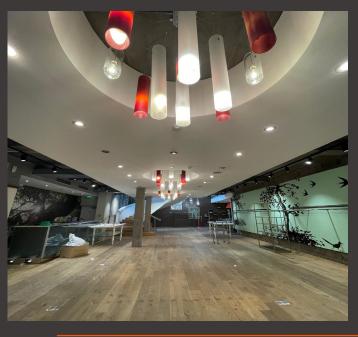








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