TO LET

4-6 St Peters Gate | Nottingham | NG1 2JG

- Prime pitch within Nottingham city centre just off Bridlesmith Gate
- Vibrant high footfall location
- Located opposite to The White Company and Molton Brown
- Highly visible and characterful retail unit
- Nearby occupiers include Kiehl’s, TM Lewin, Flannels, Joules, Kath Kidston, White Stuff, Ted Baker, L’Occitane and Reiss

All enquiries/viewing requests to:

01157 844777 | www.boxprop.co.uk
Location
The property occupies a prominent position within the city centre just off Bridesmith Gate, Nottingham’s prime fashion location.

There are a wide variety of both leisure and retail operators within the vicinity. Names such as Flannels, Ted Baker, The White Company, Joules and Fat Face with leisure operators such as 200 Degrees Coffee, Red Dog Saloon, Jamie’s Italian, Pret a Manger, Be At One and Prezzo are all close by.

The Flying Horse Arcade is also located a short distance away, home to Vivienne Westwood, Brew Cavern, Whitewall Galleries and Apalts.

Nottingham is currently experiencing a surge in retail and leisure activity. Intu have spent £50m upgrading the Victoria Shopping Centre and will shortly commence the £200m redevelopment of the Broadmarsh Shopping centre located close by.

Business Rates
We are verbally advised by Nottingham City Council’s Business Rates Department that the premises are assessed as follows:

Rateable Value: £75,500

The 2017 RV may be subject to Transitional Relief. Interested parties are advised to make their own enquiries with the Local Authority, Nottingham City Council (0115 9154819)

Rent
The property is available at a rental of:
£85,000 per annum

Accommodation

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<thead>
<tr>
<th>Description</th>
<th>m²</th>
<th>ft²</th>
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<tbody>
<tr>
<td>Ground Floor Sales</td>
<td>169.08</td>
<td>1,825</td>
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<tr>
<td>First Floor Stores</td>
<td>109.81</td>
<td>1,180</td>
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<tr>
<td>Second Floor Stores</td>
<td>48.49</td>
<td>525</td>
</tr>
<tr>
<td>Basement Sales</td>
<td>147.99</td>
<td>1,595</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>475.37</strong></td>
<td><strong>5,125</strong></td>
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Planning
The property benefits from planning consent for:
A1 (shops)

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Nottingham City Council Planning Department on 0115 9155555).

Plans
A full set of floor plans are available upon request.
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