



TO LET : RETAIL / LEISURE UNIT
 25 Bridlesmith Gate, Nottingham NG1 2GR

LOCATION

Bridlesmith Gate is home to a number of aspirational fashion, jewellery and accessory retailers including **Hugo Boss, 18 Montrose, Fred Perry, Ted Baker, Ecco, Waterstone's, Molton Brown, Kiehl's** 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 property is situated in a highly prominent location which comprises of ground floor sales accommodation with basement storage. To the rear of the unit is the ability to create a courtyard garden.

ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor	212	2,279
Basement	100	1,075
Total	312	3,354

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

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



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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

£75,000 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) £89,000.

UBR (2023/2024) 51.2p.

Rates Payable (2023/2024) £45,568.

SERVICE CHARGE

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

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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