



TO LET : CITY CENTRE COFFEE SHOP UNIT 45-47 Bridlesmith Gate, Nottingham NG1 2GN

The property occupies a prime position on the southern section of Bridlesmith Gate within Nottingham City Centre. Bridlesmith Gate is home to a number of aspirational fashion, jewellery and accessory retailers including Hugo Boss, 18 Montrose, Fred Perry, Paul Smith, Ted Baker, Ecco, Molton Brown and Jo Malone.

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 arranged as a ground floor coffee shop with first floor seating and second floor office accommodation and staff facilities.

The property comprises the following approximate internal floor areas:

		ft²
Ground Floor	53.98	581
First Floor Ancillary	70	754
Second Floor Ancillary	38.04	412
Total	162.02	1,747

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

Frankie Labbate 07930 406 727

Ben Tebbutt 07930 406 608

boxprop.co.uk 01157 844 777 office@boxprop.co.uk Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT





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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.

£35,000 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) £52,000. UBR (2023/2024) 51.2p. Rates Payable (2023/2024) £26,624.

A service charge will be payable.

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 this letting.

All sums quoted exclusive of VAT if applicable.

Availabe upon request.

Viewing is available by appointment with the sole agents.

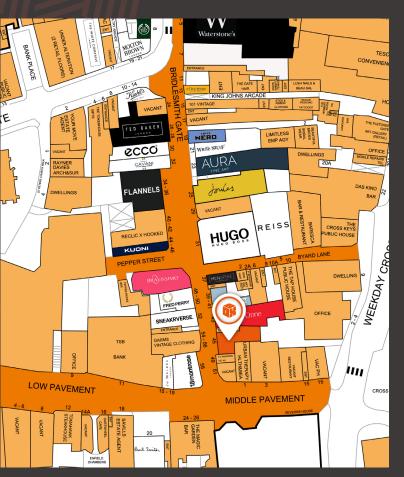
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