



TO LET : CITY CENTRE COFFEE SHOP UNIT

45-47 Bridlesmith Gate, Nottingham NG1 2GN

LOCATION

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.

ACCOMMODATION

The property comprises the following approximate internal floor areas:

	m ²	ft ²
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 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

£35,000 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) £52,000.

UBR (2023/2024) 51.2p.

Rates Payable (2023/2024) £26,624.

SERVICE CHARGE

A service charge will be payable.

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

Box Property give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor/ lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser/ lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability.

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