



# TO LET : RETAIL UNIT 51 Bridlesmith Gate, Nottingham NG1 2GN

The property is located in the heart of Nottingham city centre in a prominent position at the corner of Bridlesmith Gate and Middle Pavement. Nottingham Contemporary is a short walk away as well as Exchange Arcade and Market Square.

Bridlesmith Gate is home to some of the city's most aspirational retailers including Ted Baker, L'Occitane, Davis Clulow, Hugo Boss, Jo Malone and Paul Smith.

Bridlesmith Gate has benefited from substantial investment in the street scene which has led to a wide range of lettings to some of Nottingham's finest independent retailers.

The premises provides the following approximate gross internal areas:

	sq.m	sq.ft
Ground Floor Sales	43.43	467
First Floor	37.85	445
Second Floor	32.64	407
Third Floor	35.34	351
Total	149.26	1,670

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

Frankie Labbate 07930 406 727

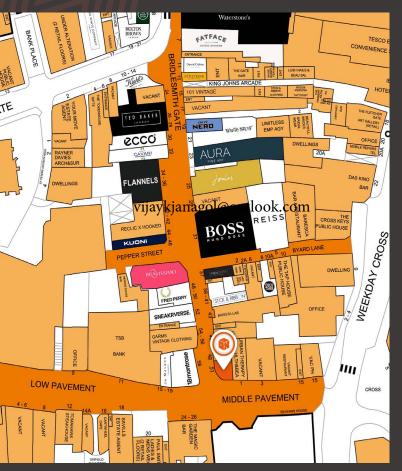
Ben Tebbutt ben@boxprop.co.uk 07930 406 608

**Richard Sutton** richard@ng-cs.com 07977 121 340

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.

£25,000 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) £46,750. UBR (2023/2024) 49.9p. Rates Payable (2023/2024) £23,328.25.

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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