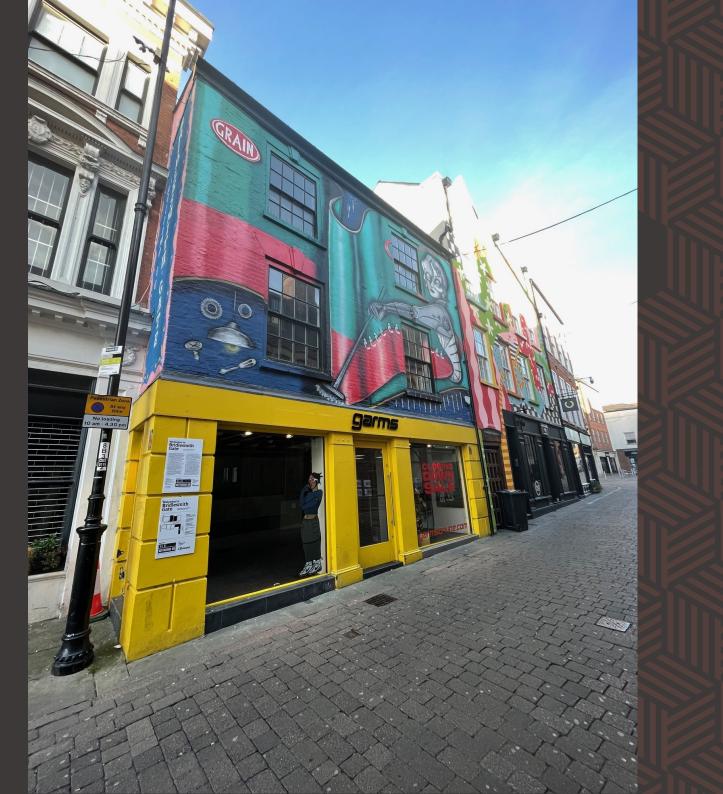
NOTTINGHAM

54 - 56 Bridlesmith Gate NG12GP

PRIME CITY CENTRE







SIDE BAR & RESTAURANT RUDY'S PIZZA RESTAURANT ENT BOTTLE LANE ENTRANCE WATERSTONES NISBETS CATERING EQUIPMENT 0 BOOKS (5 RETAIL FLOORS) CAFE W FAT FACE TESCO EXPRESS LADIES & MENS WEAR CONVENIENCE STORE ST PETERS GATE VACANT I GATE BLACKSTAR (2 RETAIL FLOORS) OFFICE ECCO NURA ART GALLERY (RETAIL) 2 RETAIL FLOORS) DWELLINGS HOUSE OF CAVANI ISMONTROSE MENS WEAR DWELLINGS (3 RETAIL FLOORS) PILC RELIC X CROSS KEYS WEEKDAY CROSS LADIES & MENS WEAR YOI SUSHI BYARD LANE JAPANESE REST PEPPER STREET MARKS & SPENCER ALL BAR ONE VARIETY STORE BAR & RESTAURANT OFFICE (4 RETAIL FLOORS) VACANI LOW PAVEMENT MIDDLE PAVEMENT WEEROAY CROSS VACANT (2 RETAIL FLOORS)

LOCATION

The property occupies a prominent position on the southern section of Bridlesmith Gate within Nottingham City Centre. Bridlesmith Gate is soon to be home to The Ivy which will add to the already high-quality line up. There are also a number of aspirational retailers and restaurants including 18 Montrose, Fred Perry, White Stuff, Ecco, Waterstones, Molton Brown, Kiehl's, Goldsmiths, Cornish Bakery and Public & Plants.

The Marks & Spencers Department Store and Jo Malone are 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.





Accommodation

The property has been fitted out to a high standard and comprises of ground floor and first floor sales area together with basement and second floor staff accommodation. To the rear of the property there are bifold doors leading to a large outdoor seating area.

The property comprises the following net internal floor areas:

	m ²	ft ²
Ground Floor	74.41	801
Basement	70.23	756
First Floor Anc	14.96	161
Second Floor Anc	75.53	813
Total	290.59	3,128

Tenure

The premises are available on a leasehold basis for a term to be agreed. Short term or long term leases will be considered on flexible terms.

General Information

Rent

Planning

Tenure

Business rateable value EPC

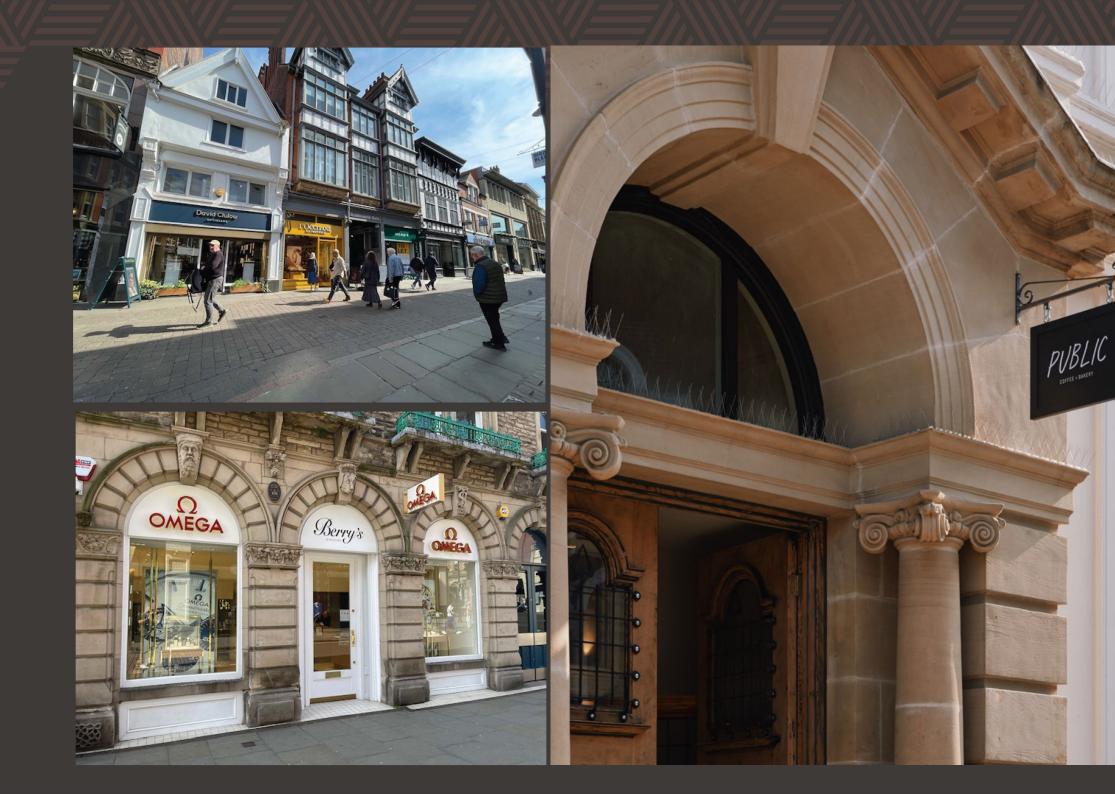
£40,000 pa

Class E

Leasehold

£65,000 (From April 2023)*

Available upon request





NOTTINGHAM

54 - 56 Bridlesmith Gate NG1 2GP

CONTACT

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WEST BRIDGFORD, NOTTINGHAM



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Important Notic

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