

NOTTINGHAM

54 - 56 Bridlesmith Gate
NG1 2GP

PRIME CITY CENTRE
RETAIL / LEISURE UNIT
** TO LET **
WITH LARGE OUTDOOR
AREA TO THE REAR





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

£40,000 pa

Planning

Class E

Tenure

Leasehold

Business rateable value

£65,000 (From April 2023)*

EPC

Available upon request





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CONTACT

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WEST BRIDGFORD, NOTTINGHAM



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