

TO LET

2 St Peters Gate
Nottingham
NG1 2JG

TO LET
RETAIL/OFFICE

Stunning period property in busy Town Centre location, close to Bridlesmith Gate and a number of high end operators in the vicinity.



LOCATION

The property occupies a prominent corner position at the junction of St Peters Gate and St Peters Church Walk. St Peters Gate is centrally located within Nottingham's town centre, intersecting Bridlesmith Gate, one of the principal retail thoroughfares, and St Peters Square, which in turn provides access to the Old Market Square.

Nearby occupiers include **Token House, The White Company, Waterstones, Fat Face and Caffe Nero** and **The Cornish Bakery** to name but a few. **The Ivy Restaurant Group** have also announced they will be opening a site in the former Hugo Boss on Bridlesmith Gate.

PROPERTY

The property comprises a mixed use period building, configured to provide predominantly open plan retail accommodation at ground floor with individual meeting rooms, from its former use as an estate agents; there is additional storage at basement level.

The property is fitted out to a good specification including painted and plastered walls, carpeted flooring, suspended acoustic ceiling tiles with recessed lighting panels and ceiling recessed air conditioning units. In addition, it benefits from staff welfare provisions including W/C's and kitchenette.

ACCOMMODATION

	sq.m	sq.ft
Ground Floor Sales	147.1	1,583
Basement	117.5	1,265
Total	264.5	2,848



RENT

£40,000 PER ANNUM EXCLUSIVE

RATEABLE VALUE

Rateable Value (2022-2023)

• £63,500

INSURANCE

The insurance charge is available upon request.

ENERGY PERFORMANCE CERTIFICATE

The energy performance certificate is available upon request.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this sale.

VAT

The property is subject to VAT

VIEWING

Viewing is available by appointment only, with BOX property.

MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the purchaser at the appropriate time.





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WEST BRIDGFORD, NOTTINGHAM



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