



TO LET : RETAIL UNIT

51 Bridlesmith Gate, Nottingham NG1 2GN

LOCATION

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 **18 Montrose, 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.

ACCOMMODATION

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 contact **BOX Property**

Frankie Labbate
frankie@boxprop.co.uk
07930 406 727

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

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

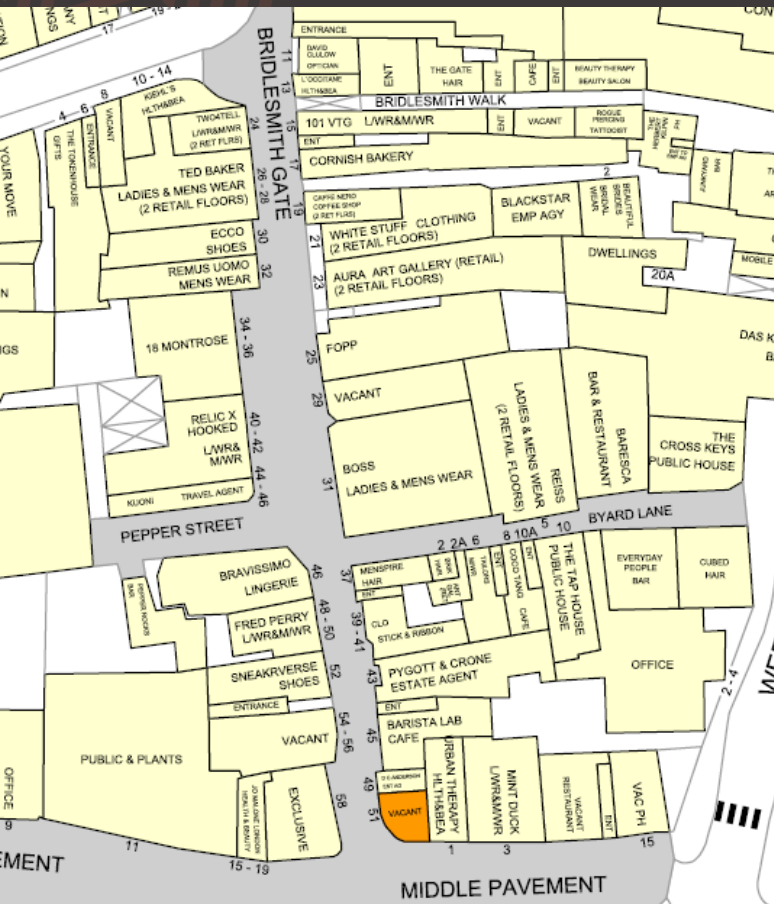
boxprop.co.uk
01157 844 777

office@boxprop.co.uk

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

£25,000 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) £46,750.

UBR (2023/2024) 49.9p.

Rates Payable (2023/2024) £23,328.25.

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

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