



TO LET : PRIME CITY CENTRE RETAIL UNIT

43 Bridlesmith Gate, Nottingham NG1 2GN

LOCATION

The property occupies a prime position on the southern section of Bridlesmith Gate within Nottingham City Centre. Bridlesmith Gate is home to a number of aspirational fashion, jewellery and accessory retailers including Fred Perry, Molton Brown, Jo Malone, The Ivy, Fopp, Goldsmiths, Watches of Switzerland, Cornish Bakery, Arran's Bagels and Public.

PROPERTY

The prominent retail premises is situated in a highly visible location which comprises of ground floor and first floor accommodation with substantial window displays. The premises are fitted out to a high standard with unique features and an open plan retail area.

ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor	81.7	879
First Floor	53.6	577
Total	135.3	1,456

For further information or
to arrange a viewing please
contact BOX Property

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

Ben Tebbutt
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07930 406 608

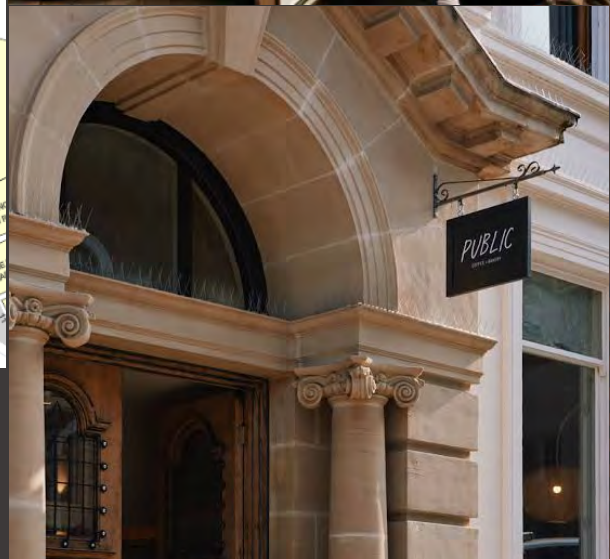
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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



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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

£42,500 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 (April 2026) £33,250.

INSURANCE

The Insurance charge for the current financial year is available upon request.

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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