

CLASS E OPPORTUNITY

NOTTINGHAM

31 BRIDLESMITH GATE

SUBJECT TO VACANT POSSESSION

Location

The premises are located on the pedestrianised Bridlesmith Gate with nearby occupiers including **Diesel, Kuoni, Flannels, Ted Baker** and **Fred Perry**.

Please refer to the attached copy of the street traders plan for further details.

Description

The premises are currently arranged over ground, basement, first and second floors, providing the following approximate areas:

Ground Floor Sales	1,990 sq. ft.	(184.87 sq. m)
Ground Floor Ancillary	871 sq. ft.	(80.91 sq. m)
Basement Ancillary	2,165 sq. ft.	(201.13 sq. m)
First Floor Sales	2,492 sq. ft.	(231.51 sq. m)
Second Floor	1,604 sq. ft.	(149.01 sq. m)
Total	9,122 sq. ft.	(847.46 sq. m)

Lease

A new full repairing and insuring lease is available for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

Rent

£160,000

per annum exclusive.

Subject to Contract

**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£149,000
UBR (24/25)	0.546p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 70. A full Energy Performance Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Availability

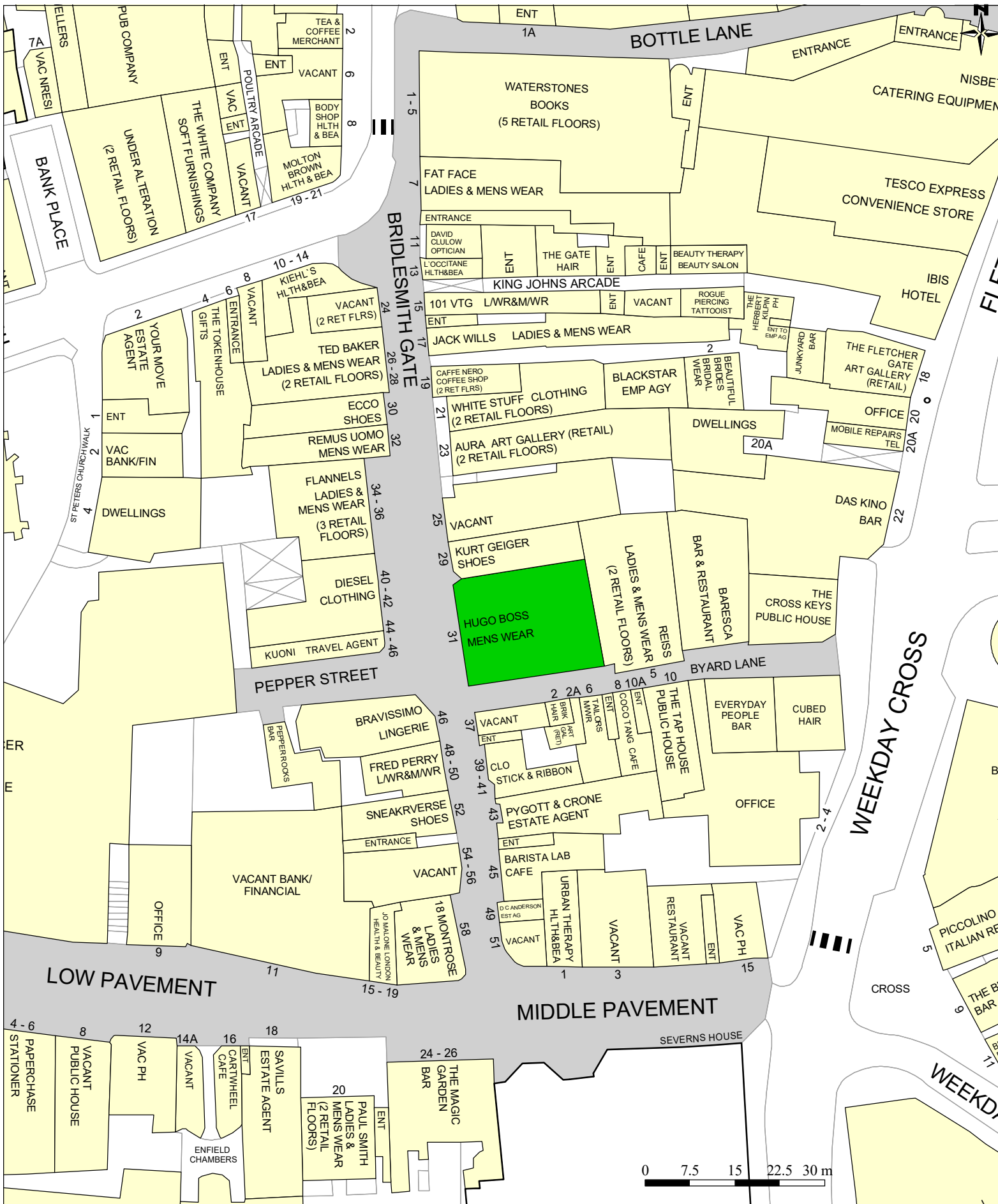
The premises will be available from 25 March 2024, subject to vacant possession.

Viewing

Strictly via appointment through sole agents, **Green & Partners**, contacting:

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Will Civil **07950 700182**
will.civil@greenpartners.co.uk



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