

green  
&partners

NOTTINGHAM  
**THE IVY**

31 BRIDLESMITH GATE, NG1 2AX



RARE, LONG-LET  
FREEHOLD RETAIL  
INVESTMENT SECURED  
TO THE IVY

# Investment Summary



*A rare opportunity to acquire a secure, long term lease to The Ivy in a major regional city centre*

Situated within a major UK regional city, benefitting from strong demographics, a growing student population and extensive inward investment and regeneration;

Attractive Victorian building arranged across basement, ground and two upper floors totaling 9,356 sq ft (719.41 sq m);

Prime pitch on Bridlesmith Gate, one of Nottingham's premier pedestrianised retail thoroughfares;

Prominent position with an extensive frontage in close proximity to premium fashion, lifestyle and leisure operators;

Entire property let on a long 25-year FR&I lease (no breaks) to Troia (UK) Restaurants Limited, operator of The Ivy Collection;

Passing rent of £175,000 per annum exclusive;

Long-dated income profile with a WAULT of 24.2 years certain, offering exceptional security of income;

Freehold.

THE VENDOR IS SEEKING  
OFFERS IN EXCESS OF

**£2,530,000**

(Two Million, Five Hundred and Thirty Thousand Pounds), subject to contract and exclusive of VAT. This reflects a **Net Initial Yield of 6.50%**, assuming graduated purchaser's costs.



# Location

*Strategically located in the East Midlands, Nottingham is one of the UK's core regional cities and a major commercial, retail and educational centre.*

The city sits approximately 130 miles north of London, 55 miles east of Birmingham, and 70 miles south of Leeds, benefiting from excellent national connectivity.



Nottingham is well linked via the M1 motorway, providing direct access to London and Sheffield. The A52 and A46 offer further strong regional connections to Leicester and Lincoln.

<b>London</b>	150 MINS
<b>Sheffield</b>	60 MINS
<b>Leicester</b>	45 MINS
<b>Lincoln</b>	60 MINS



<b>London St Pancras</b>	100 MINS
<b>Birmingham</b>	70 MINS
<b>Sheffield</b>	50 MINS
<b>Leeds</b>	100 MINS
<b>Manchester</b>	110 MINS



Nottingham benefits from proximity to East Midlands Airport, located just 13 miles from the city centre, offering flights to over 80 destinations, including European business and leisure hubs. Birmingham Airport is also easily accessible, approximately 50 miles away, expanding the range of global connections.



24%

ADULTS IN AB  
SOCIAL GROUP  
(broadly in line with UK average)



64%

OWNER  
OCCUPATION



75k

UNIVERSITY  
STUDENTS



2.54m

SQ FT OF RETAIL  
FLOORSPACE



945k

PRIMARY RETAIL  
MARKET AREA  
(1.2m wider consumer base)

THE CORNERHOUSE

THE VICTORIA CENTRE

THE ALCHEMIST

CLUMBER STREET

NOTTINGHAM TRENT UNIVERSITY

EXCHANGE ARCADE

OLD MARKET SQUARE

NOTTINGHAM  
**THE IVY**  
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# Nottingham Development *and Inward Investment*

Nottingham is the regional capital of the East Midlands and a major commercial and leisure centre. It benefits from strong transport links, a tram network and two large universities with over 75,000 students, supporting a skilled and youthful workforce.

The city is undergoing significant regeneration, including the Broadmarsh redevelopment led by Homes England, which will deliver a new urban park, homes, offices, leisure uses and a community diagnostic centre, reinforcing the city centre as a key gateway.

Nottingham's economy is supported by established employment clusters within the Enterprise Zone, attracting life sciences, technology and advanced manufacturing occupiers, alongside major employers such as Boots, Experian, Capital One and E.ON Next.



*A strong cultural offer, growing creative quarters and ongoing investment continue to strengthen Nottingham's role as a leading commercial hub in the East Midlands.*

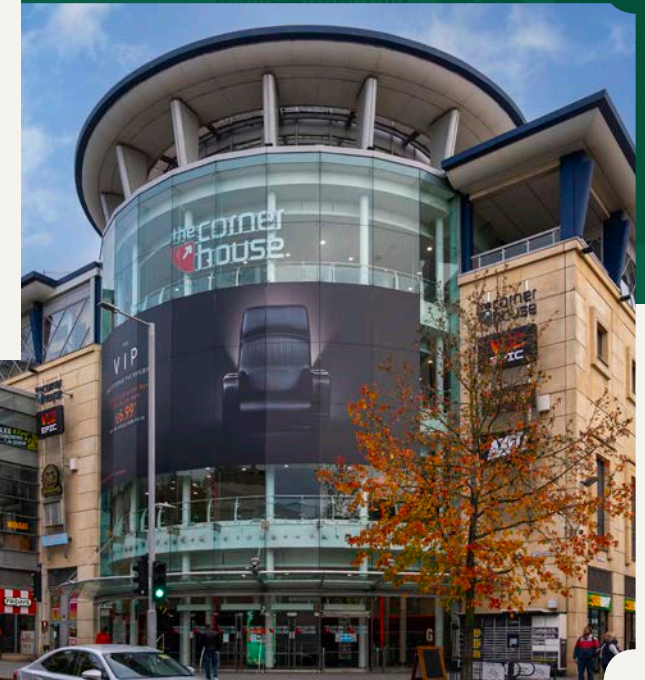
# Retailing in Nottingham

*Nottingham is one of the East Midlands' leading retail destinations, with 2.54 million sq ft of city centre retail floorspace, positioning it among the strongest retail centres in the UK.*

The prime retail core is anchored by the Victoria Centre, home to major brands such as **John Lewis**, **Next**, **H&M** and **JD Sports**, alongside a dedicated dining quarter.



Key surrounding streets, including Clumber Street, Bridlesmith Gate, Albert Street and High Street, offer a broad mix of fashion, beauty and lifestyle operators, with premium brands such as **Paul Smith**, **Jo Malone** and **The White Company** concentrated around Bridlesmith Gate and the Exchange Arcade.



*The city also benefits from a strong leisure offer.*

The Cornerhouse provides a major hub of restaurants, bars and entertainment, complemented by wider F&B clusters in Trinity Square, King Street and around Old Market Square.



# Situation & Description

31 Bridlesmith Gate occupies a prime position on one of Nottingham's premier pedestrianised retail and leisure streets. The property forms part of the city's strongest fashion pitch, with nearby occupiers including White Stuff, Reiss and FatFace.

The building is an attractive Victorian unit with an impressive frontage onto Bridlesmith Gate. The accommodation is arranged over basement, ground, first and second floors, offering well-configured trading space with additional ancillary areas. Recent refurbishment has enhanced both the internal specification and the building's period character.



# Tenancy

The property is entirely let to **Troia (UK) Restaurants Limited** (08504201), trading as 'The Ivy', on an FR&I, 25-year lease commencing 28 April 2025 and expiring 27 April 2050, without landlord or tenant break options. The rent passing is £175,000pax with five-yearly, upward-only, rent reviews to OMRV, the first being 28th April 2030.

The property provides a term certain of approximately 24.2 years.

Please note that the rent commencement date is 28th July 2026. The vendor will provide a rental top up to this date.

## Tenure

Freehold.



## Accommodation

The property provides the following approximate net internal areas.

Description	Area (sq ft)	Area (sq m)
GF Sales	2,879	267.43
GF Mezzanine	83	7.71
Basement	2,148	199.52
First Floor	2,635	244.75
Second Floor	1,611	149.67
<b>TOTAL</b>	<b>9,356</b>	<b>719.41</b>

THE IVY



# Surveys

Assignable vendor building and environmental surveys will be made available within the data room.

# EPC

C (70)

# VAT

The property has been elected for VAT and it is assumed the sale will be conducted via a Transfer of a Going Concern (TOGC).

# AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



# Proposal

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SEEKING OFFERS IN  
EXCESS OF

# £2,530,000

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# Contact

FOR FURTHER INFORMATION OR TO ARRANGE  
AN INSPECTION, PLEASE CONTACT:

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**Misrepresentations Act:**

The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. MARCH 2026