



JOHNSON FELLOWS

CHARTERED SURVEYORS

Nottingham, 21-23 Bridlesmith Gate, NG1 2GR

Retail Premises – Leasehold – Subject to Relocation

STAFF UNAWARE



TENURE

The property is held by way of an existing lease dated 29th September 2000 for a term of 25 years expiring 28th September 2025. The current passing rental is £165,000 per annum subject to a rent review as at 29th September 2020.

RENT

£165,000 per annum exclusive.

RATES

The information supplied by the Valuation Office Agency is a follows: -

Rateable Value £103,000

Interested parties should verify this information with the local rating authority.

EPC

C51

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Chris Gaskell

Email: chris.gaskell@johnsonfellows.co.uk

LOCATION

The property occupies 100% prime position on the top section of Bridlesmith Gate close to the junction with St Peters Gate within Nottingham city centre. Bridlesmith Gate being home to a number of high end fashion operators and the property is in close proximity to **Waterstones, Goldsmiths, Molton Brown, Fat Face, Jack Wills, Ted Baker, Kiehl's, Cath Kidston, Joules, Kurt Geiger, Hugo Boss, Diesel, Flannels** and a number of other operators.

DESCRIPTION

The property comprises a four storey mid terraced retail unit consisting of ground floor sales, first floor sales and second floor ancillary accommodation. All floors are linked by way of a dedicated lift for customers and stock.

ACCOMMODATION

The property has the following approximate floor areas: -

Ground Floor Sales	156.48 sq m	1,684 sq ft
First Floor Sales	273.29 sq m	2,942 sq ft
First Floor Stock Room	19.96 sq m	215 sq ft
Second Floor Ancillary	187.63 sq m	2,020 sq ft

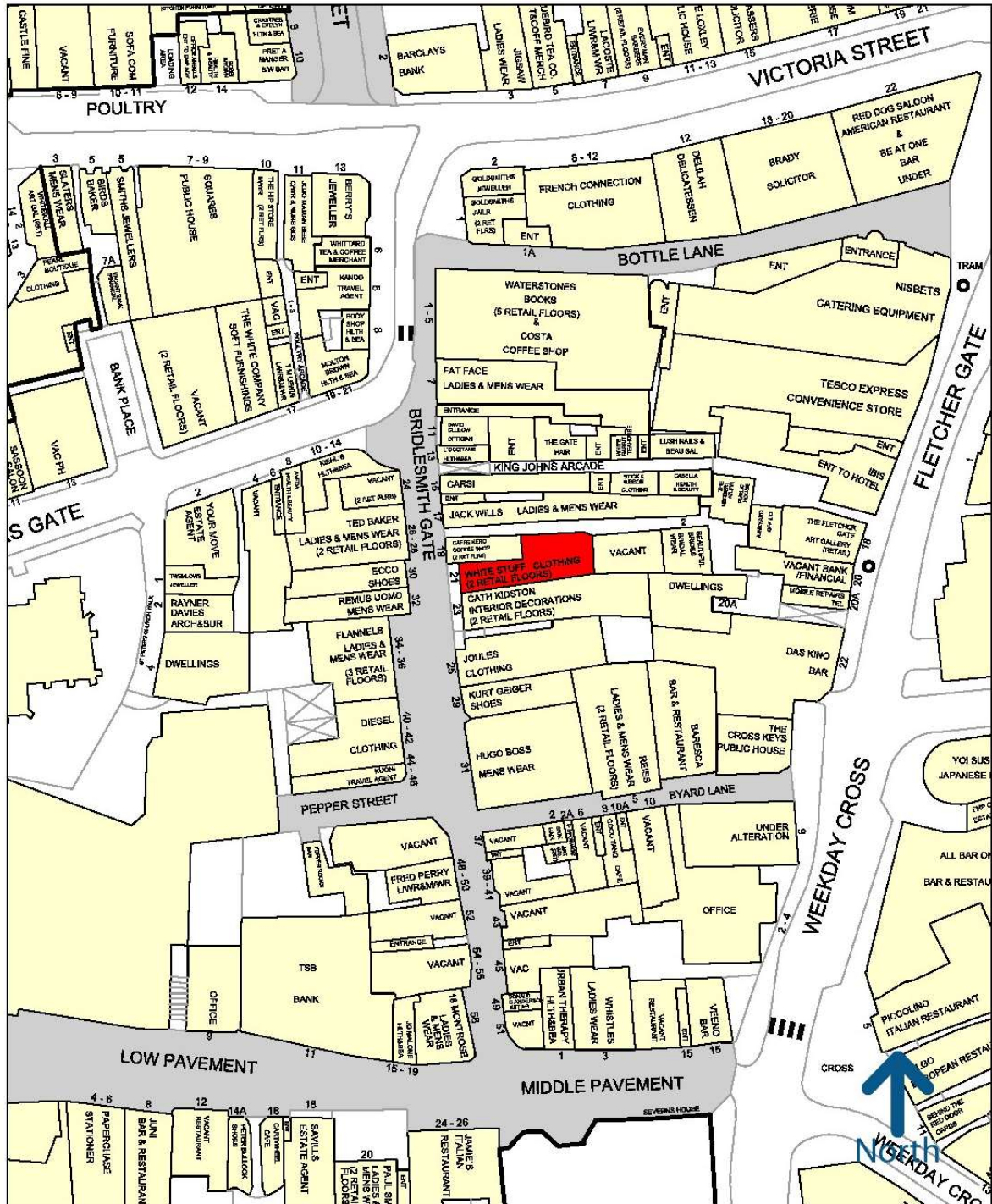


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