

Retail / Leisure Unit

3 Tudor Square, West Bridgford, Nottingham, NG2 6BT

Ground Floor: 513ft² (47.70m²)

First Floor: 590ft² (54.80m²)

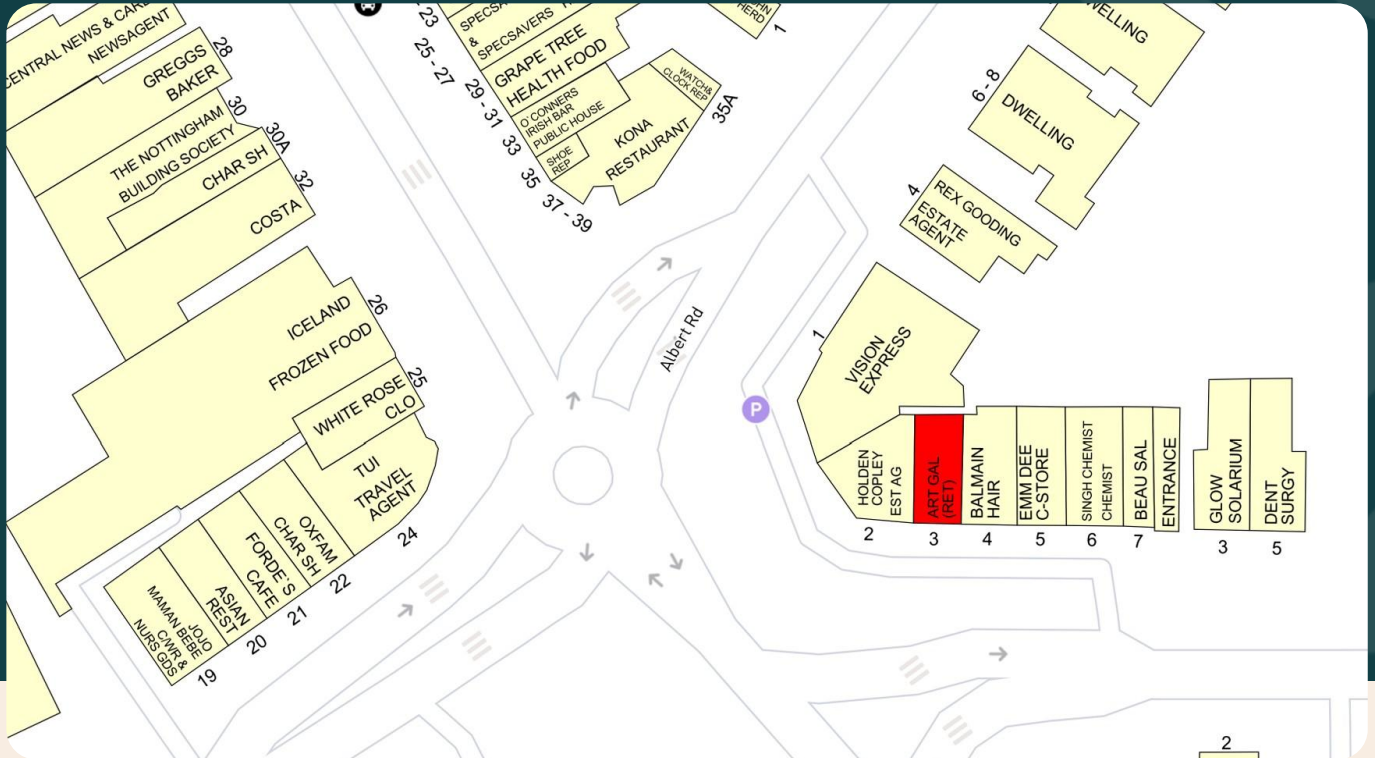


To Let



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Location



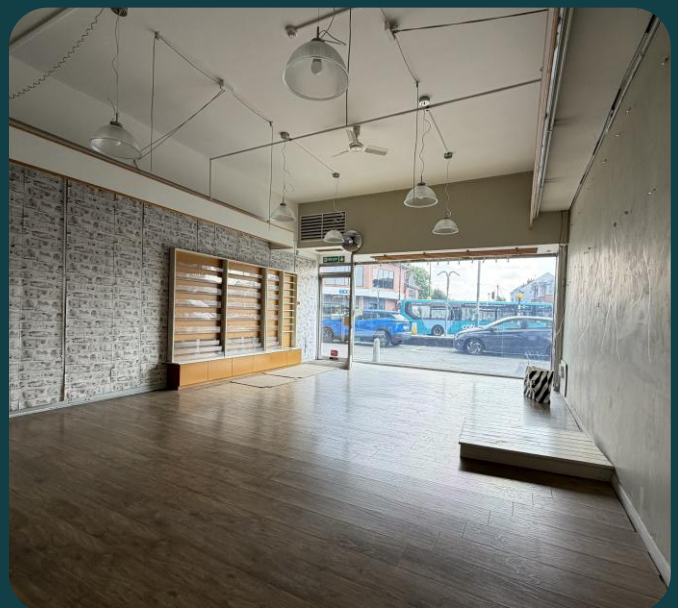
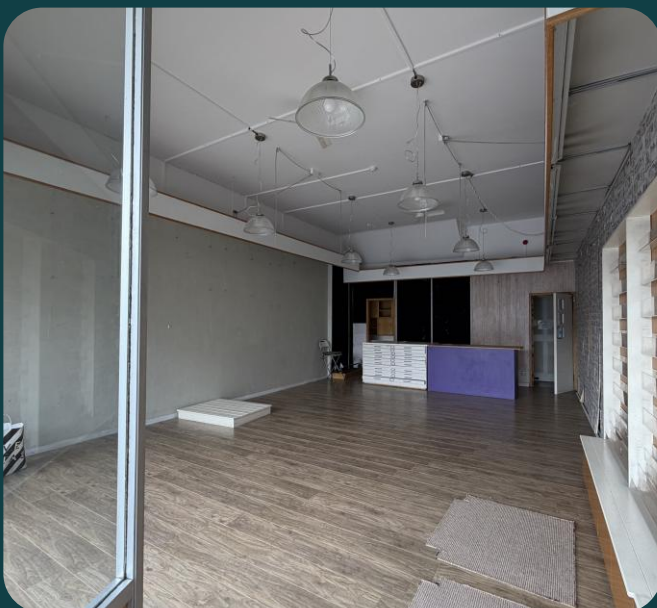
West Bridgford is one of Nottingham's most popular and affluent suburbs, with both commercial and residential markets in strong demand. A broad catchment of families, professionals and students sustains a vibrant town centre with consistent footfall and next to no shop voids.

Central West Bridgford offers an attractive tenant mix of national, regional and independent operators across retail, restaurant and café uses. Key retailers include **M&S Food**, **Waterstones**, **Oliver Bonas** and **JoJo Maman Bébé**. There's a vibrant F&B line up, with **Giggling Squid**, **Wagamama**, **Côte**, **Loungers**, **Rudy's**, **Nando's** (coming soon), **Pizza Express**, **Costa**, **200 Degrees** and **Caffè Nero** sitting alongside independents **Escabeche**, **Gilt**, **Yumacha** and **Grounded Kitchen**.

The suburb is also home to landmark sporting venues - the City Ground (Nottingham Forest) and Trent Bridge (Nottinghamshire CCC and Trent Rockets, and regular host to the national cricket team).



[Click here](#) for
Google map link



Accommodation

Well-configured retail premises suitable for a variety of uses with prominent frontage onto Tudor Square in West Bridgford, with open plan ground floor sales area and first floor ancillary accommodation with staff facilities.

The property comprises the following internal floor area:

Net Internal Areas	SQ M	SQ FT
Ground Floor	47.70	513
First Floor	54.80	590
Total	102.50	1,103

Rent

Quoting rent £27,500 per annum exclusive

VAT

VAT is applicable at the prevailing rate.

Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement.

Service Charge

Service charge is payable on an apportioned basis, payable towards communal maintenance of the building. It is estimated at £3,960 for the current year.

Business Rates

The premises is assessed as follows:

Ratable Value: £25,000

UBR (2026/2027): 0.382

Rates Payable: £9,550

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

EPC Rating

The property is currently assessed as E - 118

Legal Costs

Each party to bear their own legal costs in relation to the transaction.

Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

Oliver Marshall

oliver@cited.co.uk
07386 200076



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