

TO LET

43 Bridlesmith Gate, Nottingham, NG1 2GN

Ground Floor: 870ft² (81.70m²)

First Floor: 577ft² (53.60m²)



Prime Bridlesmith Gate Retail Unit



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Location



Bridlesmith Gate is one of Nottingham's prime retail locations in the heart of the city. The street is a busy link from Low Pavement to High Street and Clumber Street. The street has undergone significant change over the years and is now home to a vibrant mix of national, regional and independent retailers.

Recent lettings on the street to **The Ivy** and new flagship **Rolex/Goldsmiths** have bolstered its premium offering. Other operators nearby include: **Fred Perry, Paul Smith, White Company, Jo Malone, Molton Brown, Kiehl's, Reiss** and **Bird & Blend**.

The location has also established itself as a quality F&B pitch too, with operators including **Public & Plants, Cornish Bakery, Coco Tang, Magic Garden, Baresca, The Tap House, Pepper Rocks** and **Everyday People** all within close proximity.



[Click here](#) for
Google map link



Accommodation

The property has a striking period shopfront, making it stand out on the pedestrianised street.

Internally the accommodation provides accommodation over ground and first floor. The ground floor has an open plan sales area to the front, with ancillary space to the rear, the first floor is storage and staff facilities.

The property comprises the following internal floor area:

Net Internal Areas	SQ FT	SQ M
Ground Floor	879	81.70
First Floor	577	53.60
Total	1,456	135.30

Rent

Quoting rent £42,500 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 of years to be agreed.

Service Charge

Service charge is payable on an apportioned basis, payable towards communal maintenance of the building. It is estimated at £3,260 for the current year.

Business Rates

The premises is assessed as follows:

Ratable Value: £33,250

UBR (2026/2027): 0.382

Rates Payable: £12,701.50

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

Planning

Use Class E – suitable for retail, restaurant, café and office uses.

EPC Rating

An EPC has been commissioned and can be provided upon request.



Viewing

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

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