

# On the Instruction of Urban Decay

## LEASEHOLD AVAILABLE

24 Bridlesmith Gate, Nottingham, NG1 2GQ



- A1 Retail Unit
- Prominent location
- Incentives available subject to covenant
- Staff unaware

### Viewing

By appointment via this office:

#### Ram Rasiah

t: +44 20 7182 2203

e: [ram.rasiah@cbre.com](mailto:ram.rasiah@cbre.com)

#### Conor Wood

t: +44 20 7182 8150

e: [conor.wood2@cbre.com](mailto:conor.wood2@cbre.com)

#### CBRE Limited

Henrietta House, Henrietta Place  
London W1G 0NB

[www.cbre.co.uk/retail](http://www.cbre.co.uk/retail)

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### Location

The property provides a prominent location on pedestrianised Bridlesmith Gate, where it meets St Peter's Gate.

The store is adjacent to **Kiehl's** and **Ted Baker**, other nearby occupiers in the immediate vicinity include **Waterstones**, **Flannels**, **Jules** and **Hugo Boss**.

### Description

The property comprises basement, ground and first floor retail space with storage, staff and ancillary accommodation.

### Accommodation

Basement	33.1 sq m	356 sq ft
Ground Floor	61.8 sq m	665 sq ft
First	49.1 sq m	528 sq ft

Total	144 sq m	1,549 sq ft
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### Tenure

The property is held on an FRI lease expiring 11<sup>th</sup> October 2026 with a tenant only break option on the 11<sup>th</sup> October 2021.

### Rent

A passing rent of **£92,500** per annum exclusive.

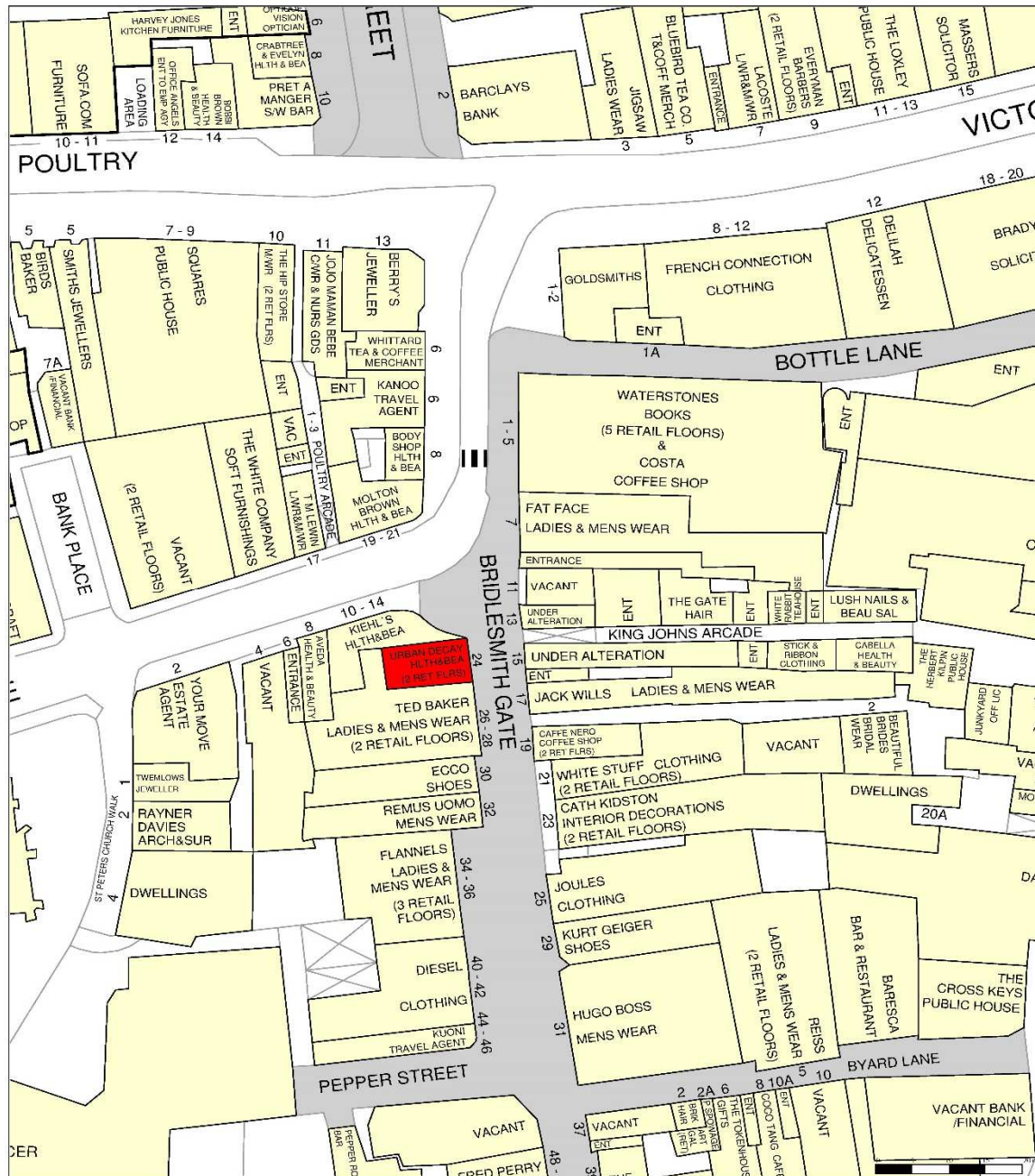
### Rates

We are verbally informed by the local rating authority that the current Rateable Value of the shop is £100,000 and the rates payable are £49,300 pa. The UBR for 2018/2019 is 49.3p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

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Not to scale.

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