

PRIME SHOP – LEASE FOR SALE

NOTTINGHAM

23 Bridlesmith Gate, NG3 2GR



Location

The store is located in a prominent location on Bridlesmith Gate in the heart of Nottingham City Centre. The subject property is adjacent to **White Stuff** and **Joules** with nearby retailers including **Kurt Geiger**, **Jack Wills**, **Caffé Nero**, **Ted Baker**, **Flannels**, **Diesel** and **Fred Perry**.

Description

The subject property is arranged over ground floor and basement.

Accommodation

The property has the following approximate dimensions and floor areas:-

Gross Frontage	6.56 m	21 ft 6 ins
Internal Width	5.95 m	19 ft 6 ins
Ground Floor Sales	186.96 sq m	2,012 sq ft
Basement	230.80 sq m	2,484 sq ft
Total	420.76 sq m	4,496 sq ft

- Due to relocation
- Staff unaware
- Prominent position surrounded by fashion retailers

Tenure

The property is held on a 25 year lease expiring September 2025. Five yearly rent reviews with the September 2015 review being outstanding.

Rent

£182,000 per annum exclusive plus VAT (if applicable).

EPC

EPC has been commissioned and is awaited.

Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £148,000.

For rates payable for year to 31 March 2018 please refer to the Local Charging Authority, Nottingham City Council – 0115 915 4819.

Legal Costs

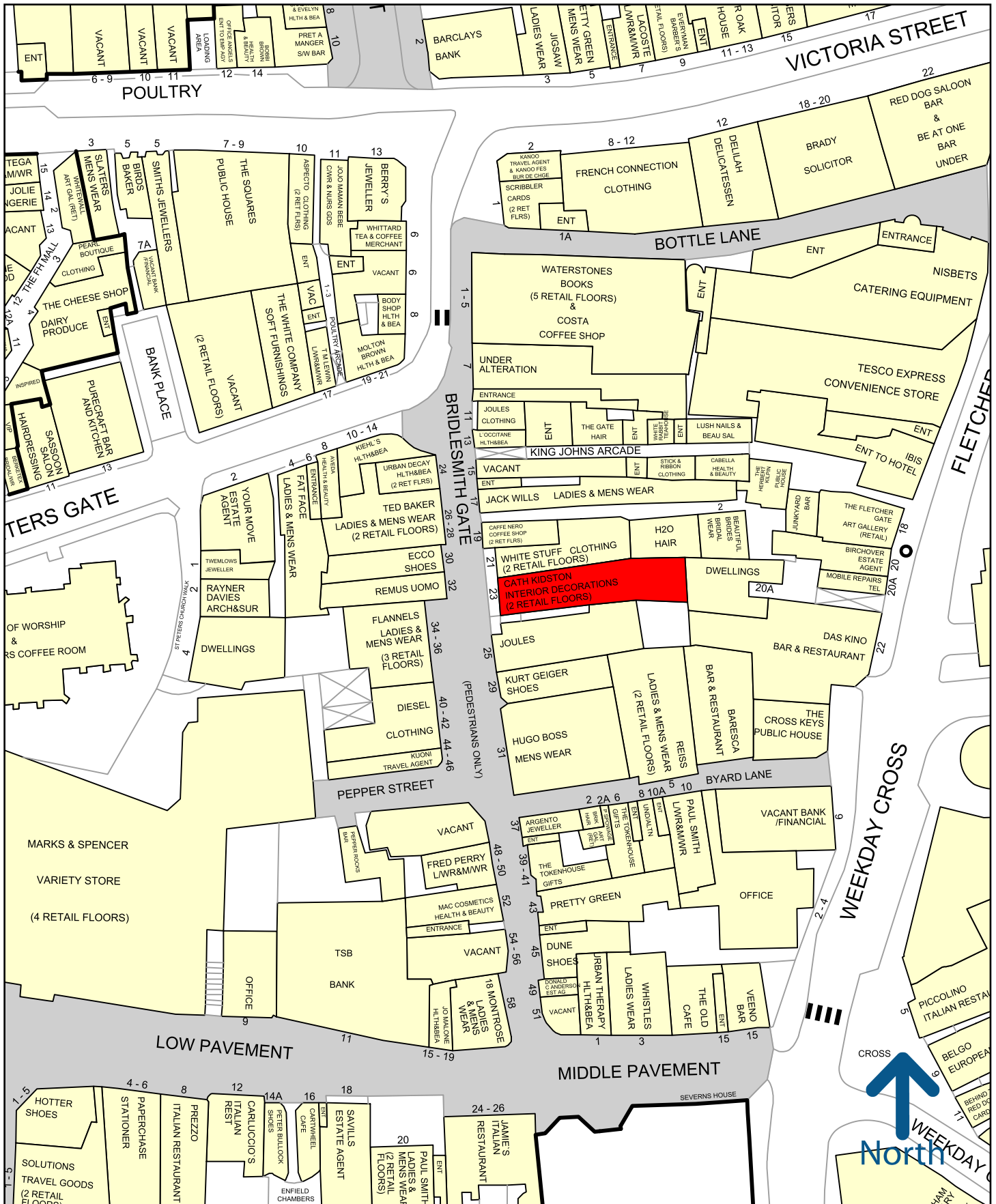
Each party are to be responsible for their own legal costs incurred in this transaction.

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Experian Goad Plan Created: 07/03/2018

Created By: Brasier Freeth



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