

23 BRIDLESMITH GATE, NOTTINGHAM NG1 2GR



LOCATION

The property is located on the prime fashion pitch along this busy retail location in Nottingham. The property sits adjacent to **Muji** and **Hobbs**. Other retailers in the area are; **Ted Baker, Hugo Boss, Kurt Geiger, Molton Brown, Jack Wills, Diesel** and **Replay**.

ACCOMMODATION

The property has the following approximate floor areas:

Ground Floor	2,051 sq ft	190 sq m
Basement	2,775 sq ft	258 sq m

LEASE

The property is currently held on a 25 year lease from 7th November 1997.

RENT

The passing rent is £175,000 per annum exclusive.

PREMIUM

Premium offers are invited. £5,000 to cover costs.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available to all interested parties.

BUSINESS RATES

Rateable Value	£130,000
Rates Payable (09/10)	£63,050

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred during this transaction.

VIEWING

STAFF ARE UNAWARE, so inspections are to be arranged strictly by appointment only:

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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Orme Retail, their clients and any joint agents, give notice that: (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iiii) Any descriptions given of the property cannot be taken to imply it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.