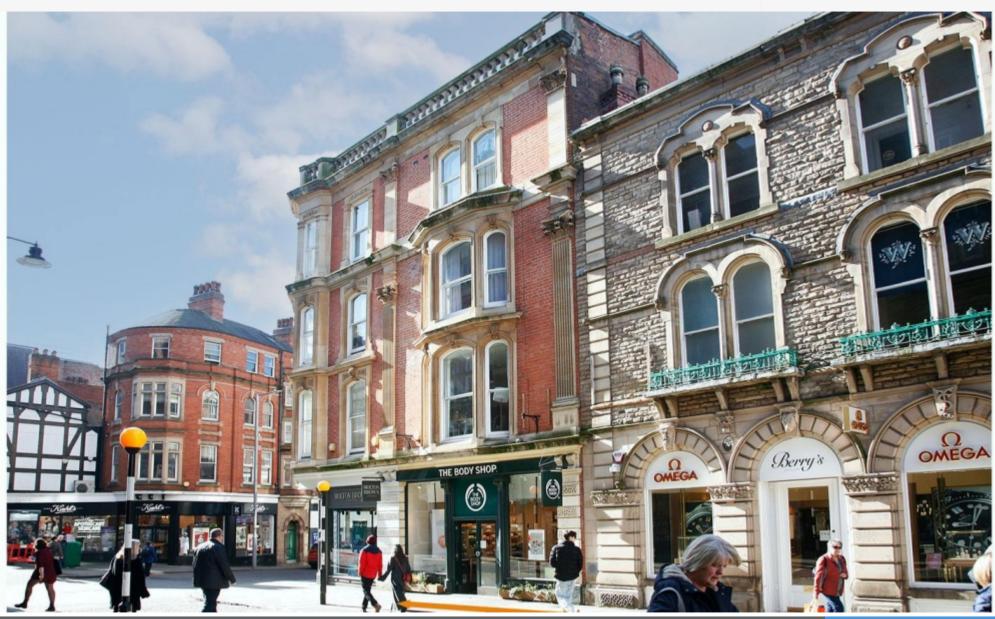
Nottinghamshire NG1 2GS





City Centre Retail Investment

Nottinghamshire NG1 2GS



Property Information

City Centre Retail Investment

- · Attractive City Centre Retail Unit
- Let to The Body Shop International Limited on a new lease
- Unit traded as Body Shop since at least 2016
- Neighbouring occupiers include Omega, Goldsmiths, Berry's Jewellers, Kiehl's, The White Company, Waterstones, Molton Brown and Lacoste.

Private Sale

Rent

£67,500 per Annum Exclusive

Status

Available

Sector

High Street Retail

Location

Miles 25 miles north of Leicester, 16 miles east of Derby, 52 miles

north-east of Birmingham and 32 miles South of Sheffield

Roads A52, A60, M1

Rail Nottingham Train Station

Air Birmingham International Airport

Situation

The property is situated in a strong retailing position on the west side Bridlesmith Gate at it's junction of St Peters Gate. Bridlesmith Gate is home to designer fashion boutique stores including Boss, Jack Wills and Ted Baker, and forms a continuation of the thoroughfare running from the Victoria Centre in the north to the Broadmarsh Centre in the south. Neighbouring occupiers include Omega, Goldsmiths, Berry's Jewellers, Kiehl's, The White Company, Waterstones, Molton Brown and Lacoste.

Tenure

Virtual Freehold. Held for a term of 999 years from 24th May 2024 at a peppercorn rent.

Description

The property comprises a self contained ground floor retail accommodation and basement ancillary accommodation. The property forms part of a larger attractive Grade II listed building.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

To be confirmed

Completion Period

6 Weeks Completion

DISCLAIME

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Tenancy & Accommodation

Unit	Use	Floor	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	(Reversion)
8-10 Bridlesmith Gate	Retail Ancillary	Ground Basement	74.97 56.94	807 613	THE BODYSHOP INTERNATIONAL LIMITED (CRN: 15859787)	5 years from 10/01/2025	£67,500	(31/01/2030) (1)
Total Approximate Floor Area			131.91	1,420			£67,500	

⁽¹⁾ The lease provides for a tenant option to determine the lease on 31/01/2028 upon serving not less than 6 months written notice.

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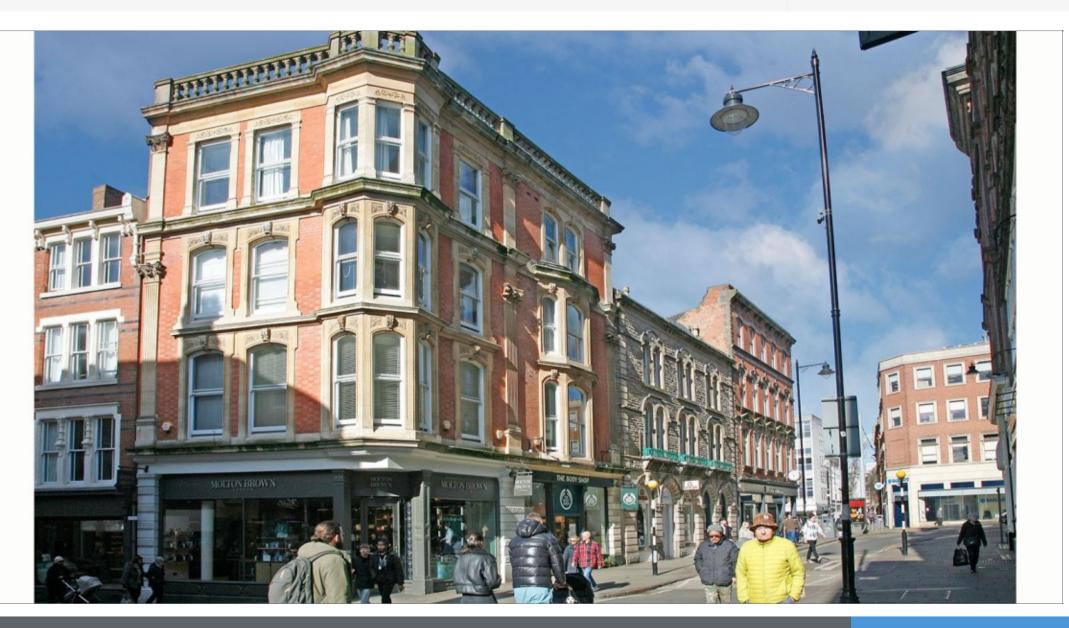




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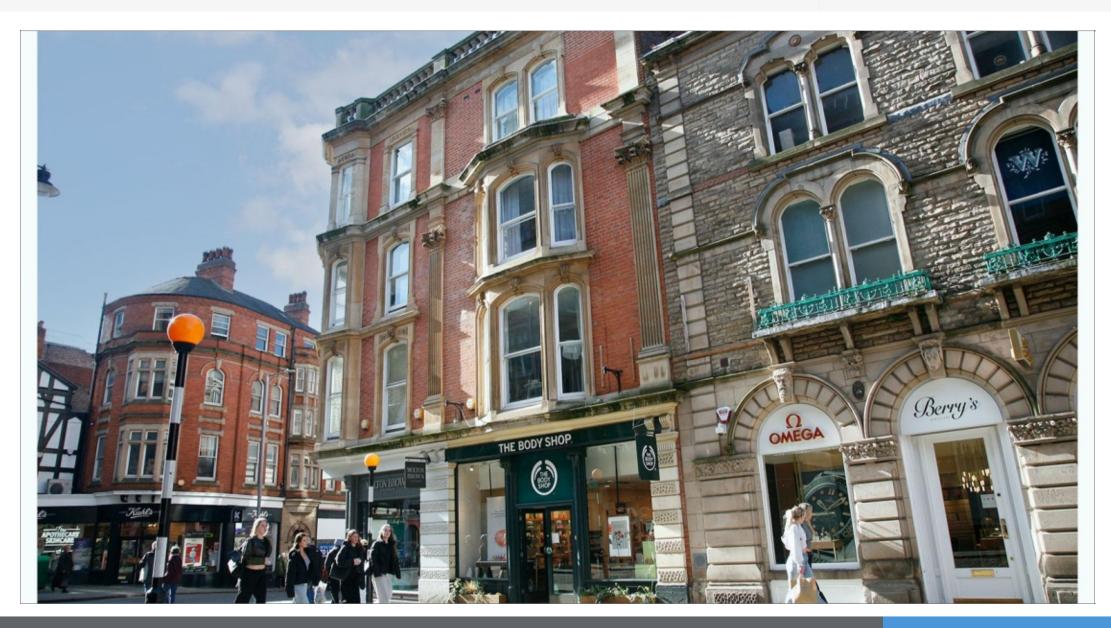




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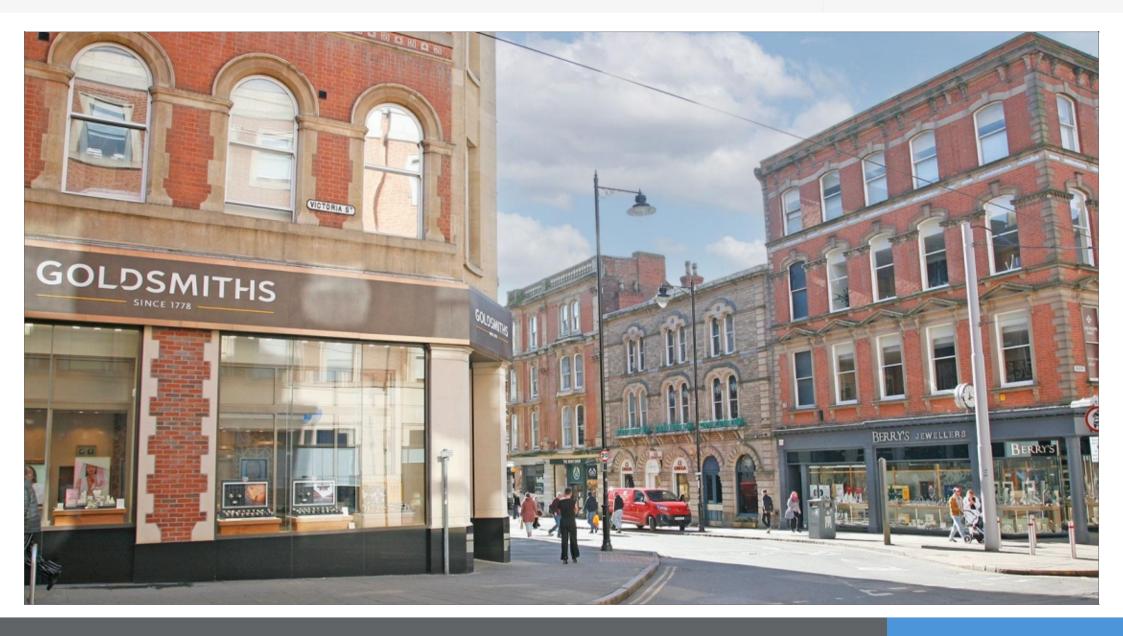




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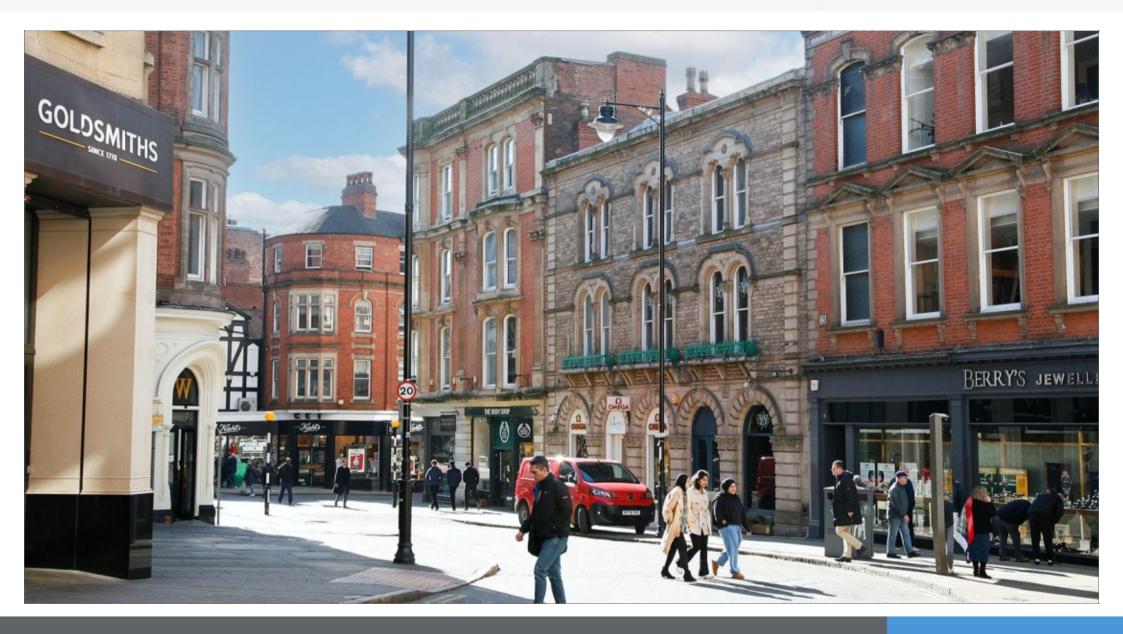




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Contacts

Acuitus

John Mehtab +44 (0)20 7034 4855 +44 (0)7899 060 519 john.mehtab@acuitus.co.uk

Anjali Sawali +44 (0)20 7034 4854 +44 (0)7854 316 621 anjali.sawali@acuitus.co.uk

Seller's Solicitors

The Progeny Group 1A Tower Square Leeds West Yorkshire LS1 4DL

Stacey Edwards 07584 044 632 stacey.edwards@theprogenygroup.com

Private Sale

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