

Lot 10, 8 Bridlesmith Gate, Nottingham,

Nottinghamshire NG1 2GS

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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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.

Lot

10

Auction

15th May 2025

Rent

£67,500 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

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 fixed Peppercom rent.

EPC

Band D

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

Completion Period

6 Weeks Completion

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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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Contacts

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2024