



## TO LET : RETAIL / LEISURE UNIT

IQ Exchange, 7-9 Gedling Street, Nottingham NG1 1DS

### LOCATION

The premises occupy a highly visible and prominent location in the vibrant area of Sneinton Market, with expansive roadside frontage on Gedling Street, overlooking Sneinton Market Avenues.

Sneinton and Hockley are increasingly expanding, desirable and vibrant on trend areas, home to an eclectic mix of retail, lifestyle, office, student, residential and leisure occupiers. Occupiers within the vicinity include, **IQ Nelson Court**, **Bustler Market**, **Bunkers Hill Public House**, **Neon Raptor**, **The Watered Garden** and **Blend Coffee Shop**.

IQ Exchange occupies a highly strategic location nearby attractions include, **The Motorpoint Arena**, **The National Ice Centre**, **Sneinton Market and Avenues** and **Hockley Village** making the opportunity perfectly positioned to draw from each direction.

### SITUATION

The site lies within the Sneinton Market Conservation Area, within Nottingham's Creative Quarter. This is an area of the city that enjoys a vibrant mix of urban living with an independent retail mix, including bars, restaurants, cafes, galleries and theatres. Well connected through existing pedestrian and cycle links, it provides convenient access to all parts of the city centre.

For further information or  
to arrange a viewing please  
contact BOX Property

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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



**BOX**  
property



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### ACCOMMODATION

The premises provide a prominent double height modern glazed retail/leisure unit with 2 x loading bays to the rear, providing the following approximate internal areas (floor plans available upon request):

	sq.m	sq.ft
Ground Floor Retail	204	2,196
Ground Floor / Warehouse Storage	402	4,327
<b>Total</b>	<b>606</b>	<b>6,523</b>

The property also has a large paved area suitable for potential outside seating / dining.

### TENURE

Leasehold for a term of years to be agreed.

### REPAIR

Effective FRI.

### PLANNING

Class E consent.

### RENT

£ on application.

### BUSINESS RATES

To be assessed.

### SERVICE CHARGE

A service charge will be applicable.

### VAT

Value added tax is applicable at the prevailing rate.

### VIEWING

Viewing is available by appointment only. Contact details below.

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