



TO LET : RETAIL / LEISURE UNIT

IQ Nelson Court, Lower Parliament Street, Nottingham NG1 1EB

LOCATION

The premises occupy a highly visible and prominent gateway location strategically located between Nottingham city centre and the vibrant area Sneinton Market, with expansive roadside frontage on the junction of the extremely busy inner ring road Lower Parliament Street (over 69,000 daily traffic movements) and Gedling Street.

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 Exchange, Bustler Market, Bunkers Hill Public House, Neon Raptor, The Watered Garden and Blend Coffee Shop.**

Nelson Court 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

Nelson Court is a 5/6 storey, 215 bed purpose-built student accommodation development that features a combination of studios, accessible studios and en-suite rooms arranged in clusters, with a total gross internal area of 6,729 square meters. A roof terrace, communal amenity areas, private dining, gym and laundry facilities are provided as part of the development.

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**

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



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ACCOMMODATION

The premises provide a prominent double height modern glazed retail/leisure unit with return frontage to Lower Parliament Street and Gedling Street providing the following approximate areas (floor plans available upon request):

	sq.m	sq.ft
Ground Floor Retail	204.3	2,199
First Floor / Mezzanine	75.8	816
Ground Floor Plant Area	18.7	201
Total	298.8	3,216

The property also has a large paved area suitable for 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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