

Unit 2 Marco Island | Huntingdon Street | Nottingham | NG1 1AQ

Highly visible and prominent retail unit on Nottingham's inner ring road

Ground floor sales
373.16m² (4,017ft²)

- Excellent roadside frontage onto Nottingham's inner ring road
- Ground floor retail unit within the 330-bed residential Marco Island residential development
- Close proximity to the Motorpoint Arena, Sneinton Market and Hockley Village
- Use Class E
- Quoting rent - £50,000 per annum exclusive



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

The subject property forms part of a 330-bed residential development located on the periphery of Nottingham City Centre. The development benefits from excellent visibility and prominent roadside frontage onto Huntingdon Street, near its junction with Lower Parliament Street.

Huntingdon Street is a key arterial route, with approximately 70,000 vehicles passing daily. Surrounded by a mix of student and private residential developments, the unit offers excellent accessibility.

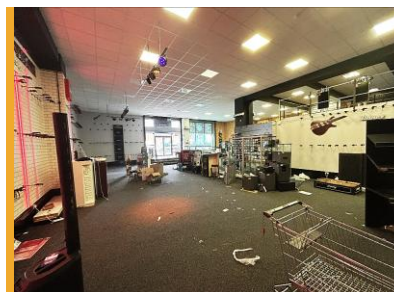
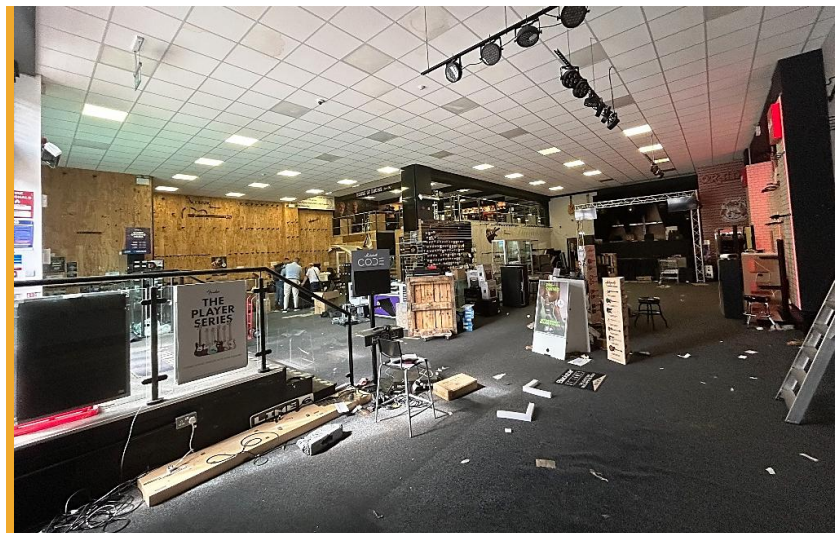
The property's strategic location is further enhanced by its proximity to key attractions, including the Motorpoint Arena, the National Ice Centre, Sneinton Market, and Hockley Village all within a short walking distance.

The Property

The premises feature a ground floor retail unit with extensive glazed frontage onto Huntingdon Street. To the rear, there is ground floor storage, along with a mezzanine level installed by the previous tenant. Parking can be made available in the above multi-storey car park by separate arrangement.

Planning

The property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre and gym. This information is for guidance only and all parties should check themselves with the local planning authority.





Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground floor sales	373.16	4,017
Ground floor storage	138.79	1,494
Subtotal	511.95	5,511
Mezzanine	104.40	1,124
Total	616.35	6,635

(These measurements are given for information purposes only.)

Lease Terms

The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

£50,000 per annum exclusive

VAT

VAT is applicable at the prevailing rate.

EPC

B-46 - a copy of the Energy Performance Certificate is available upon request.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £48,750

UBR Multiplier: 49.9p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority

Legal Costs

Each party will bear their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please click [here](#) to read our "Property Misdescriptions Act". E&OE.