



WATLING
REAL ESTATE

FOR SALE

**PROMINENT MIXED-USE CITY CENTRE INVESTMENT
WITH CHANGE OF USE AND REDEVELOPMENT POTENTIAL**

**HUNTINGDON HOUSE
278-290 HUNTINGDON STREET
NOTTINGHAM NG1 3LY**

HIGHLIGHTS

- PROMINENT MIXED-USE INVESTMENT WITHIN NOTTINGHAM CITY CENTRE
- GROSS RENTAL INCOME OF £297,886 P.A.X. (ERV OF £430,113 P.A.X.)
- CHANGE OF USE AND REDEVELOPMENT POTENTIAL S.T.P.
- ADJACENT TO STUDENT AND RESIDENTIAL DEVELOPMENTS
- LESS THAN 10-MIN WALK FROM NOTTINGHAM TRENT UNIVERSITY, NOTTINGHAM COLLEGE, AND MOTORPOINT ARENA
- EXCELLENT PUBLIC TRANSPORTATION LINKS VIA REGULAR TRAIN, BUS, AND TRAM SERVICES
- OFFERS IN EXCESS OF £2.3M INVITED



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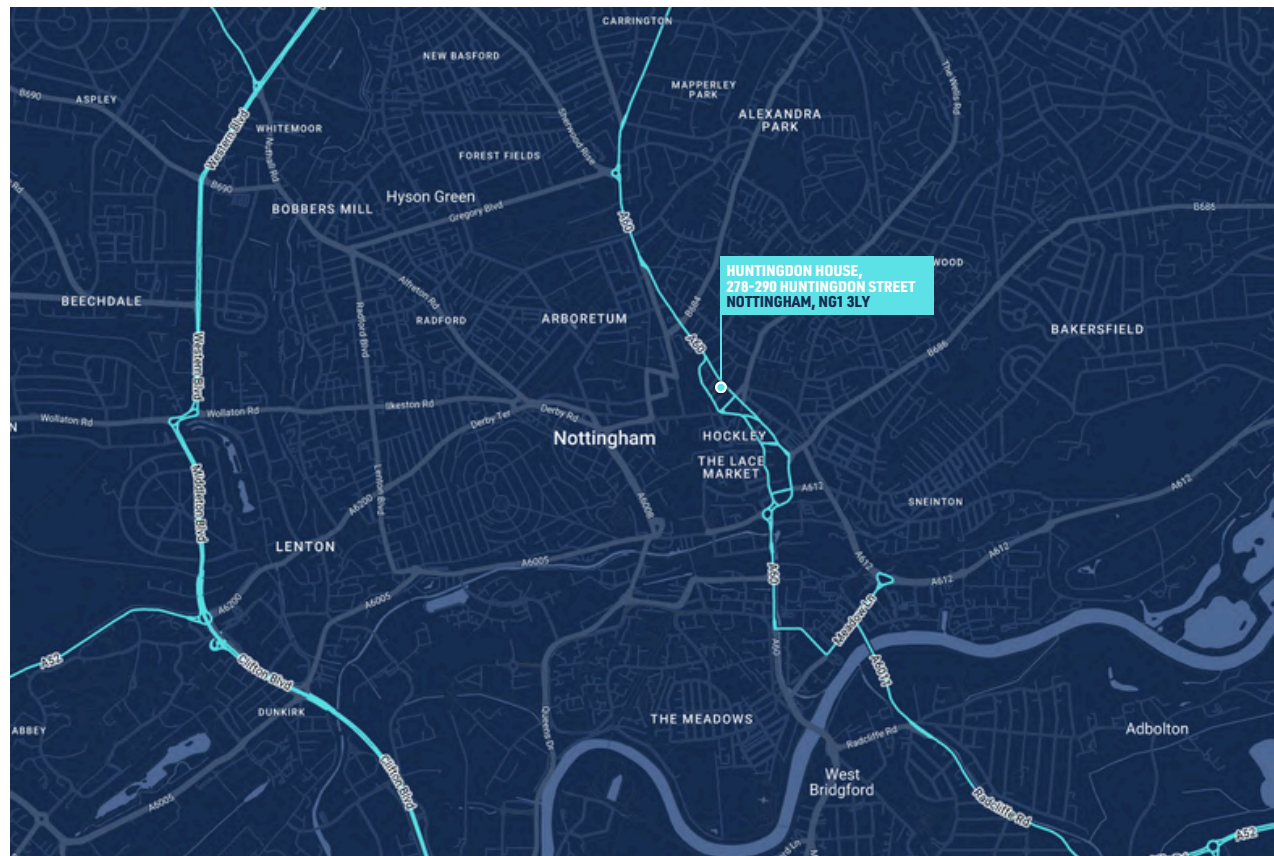
LOCATION & SITUATION

Nottingham is the financial and commercial centre of the East Midlands and one of the largest University cities in the UK by enrolment. Nottingham is located approx. 16 miles east of Derby and 25 miles north of Leicester and provides excellent access to the national road and motorway network via the M1, approx. 5 miles to the west.

Nottingham Railway Station is within walking distance of the property and provides direct services to London St Pancras (1 hour 35 minutes) and other key destinations including Birmingham, Liverpool, Leicester, and Cardiff. Nottingham Express Transit (NET) provides regular tram services connecting key city centre destinations such as Old Market Square, Royal Centre, Nottingham Trent University, the University of Nottingham, and Queen's Medical Centre. There are numerous bus and tram stops within close proximity to the property.

The property is prominently situated on the A60 Huntingdon Street, the main thoroughfare through Nottingham City Centre, connecting West Bridgford to the south with Mansfield to the north. The property is adjacent to the Victoria Centre and less than a 10-minute walk from Nottingham Trent University, Nottingham College, and the Motorpoint Arena. The University of Nottingham is approximately 20-minutes by tram from the property. The main city centre retail and leisure amenities are a short walk west of the property.

The immediate area comprises mixed-use property, but high demand for student and residential accommodation within Nottingham City Centre is driving change of use development.



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CONNECTIVITY



By Car

HUNTINGDON HOUSE

- University of Nottingham
10 mins
- J24, J25 & J26 of M1 Motorway
20 mins
- East Midlands Airport
25 mins
- Derby
30 mins
- Leicester
45 mins
- Birmingham
1 hour



By Walking

HUNTINGDON HOUSE

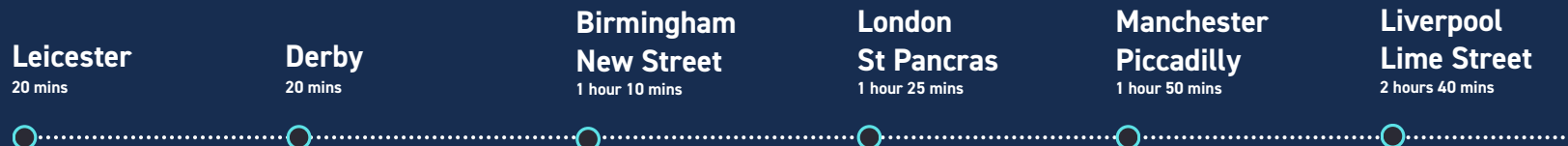
- Victoria Centre
3 mins
- Victoria Bus Station
6 mins
- Nottingham College
7 mins
- Nottingham Trent University
10 mins
- Motorpoint Arena
10 mins
- Old Market Square
10 mins
- Nottingham Railway Station
17 mins



By Tram



By Train





Trent Bridge

City Ground

Meadow Lane

University of Nottingham

2.5 Miles

Nottingham Railway Station

Broadmarsh Bus Station

National Ice Centre

Motorpoint Arena

Nottingham College

Victoria Leisure Centre

Old Market Square

Victoria Park

Victoria Centre

The Property

Royal Concert Hall

Nottingham Trent University

Ag0

PROPERTY



16,256 SQ. FT.
N.I.A.



OCCUPANCY
RATE OF 69%



GROSS RENT OF
£297,886 P.A.X.



ERV OF
£430,113 P.A.X.

The property comprises a three-storey mixed-use investment providing multi-let retail and serviced office accommodation, with covered car park to the rear. The U-shaped property is of concrete and traditional masonry construction beneath a flat and pitched steel framed roof.

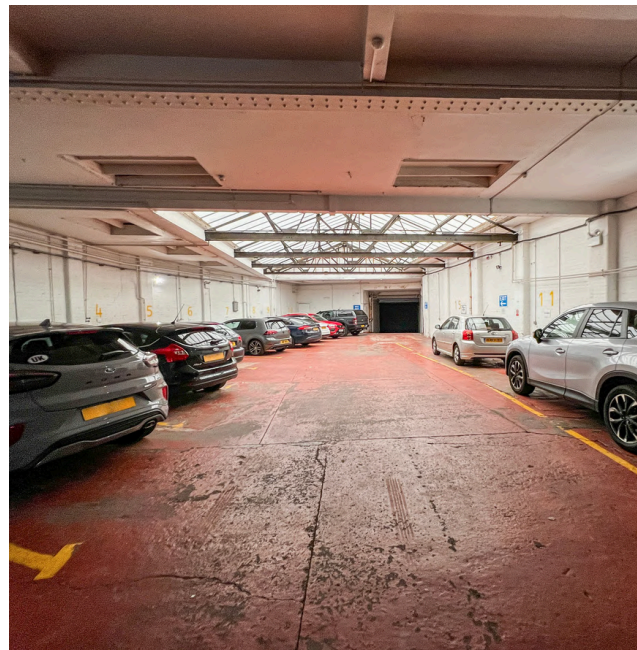
The property occupies a highly prominent position on the A60 Huntingdon Street within walking distance of Nottingham City Centre.

There are four self-contained retail units at ground floor level, each with multiple glazed frontages overlooking Huntingdon Street and return frontages onto Rick Street and Kent Street.

There is a car park to the rear providing 14 covered spaces, with two roller shutter vehicular access points off Rick Street and Kent Street.

The first and second floors provide a mix of open plan and cellular office accommodation, currently operated as a serviced business centre.

The office specification generally comprises carpeted floors, painted and plastered walls, perimeter trunking, suspended ceilings, gas fired central heating and air conditioning. The accommodation benefits from a good level of natural light via extensive casement windows.



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TENANCY

The property is generating gross rental income of £297,886 p.a.x. at an occupancy rate of 69%. ERV is approx. £430,113 p.a.x.

There is the potential for significant rental uplift to improve the income and investment profile of the property.

The schedule below summarises the current tenancy position. Further tenancy information is available within the Marketing Pack.

Area	Use	Sq. m. (NIA)	Sq. ft. (NIA)	Gross Rent(£p.a.x.)	ERV (£p.a.x.)
278-280	Retail	110.60	1,190	16,390	16,660
282-284	Retail	118.80	1,279	18,000	18,000
286-288	Retail	118.70	1,278	Vacant	17,892
290	Retail	167.90	1,807	55,417*	24,395
First Floor	Offices	469.10	5,049	90,673	166,617
Second Floor	Offices	525.20	5,653	117,406	186,549
TOTAL		1,510.30	16,256	297,886	430,113

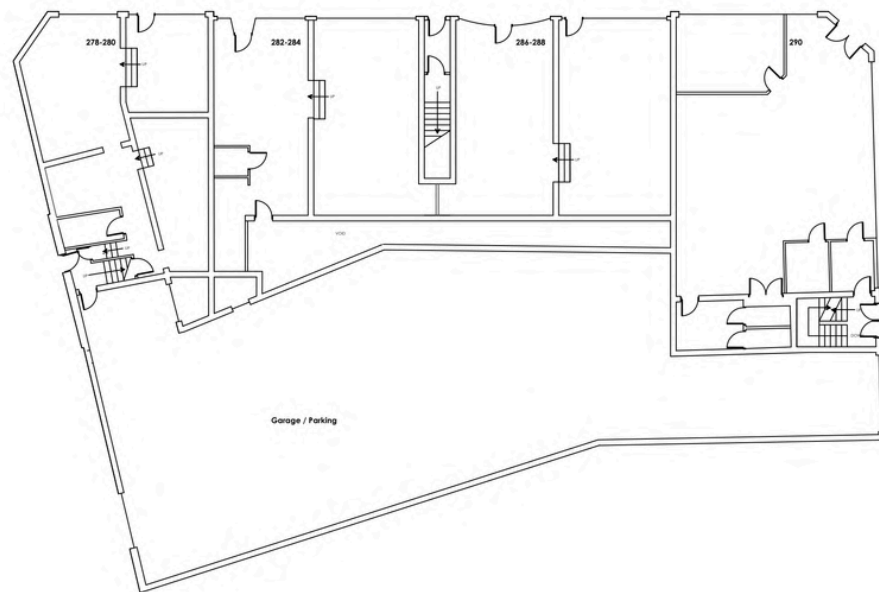
*All-inclusive rent



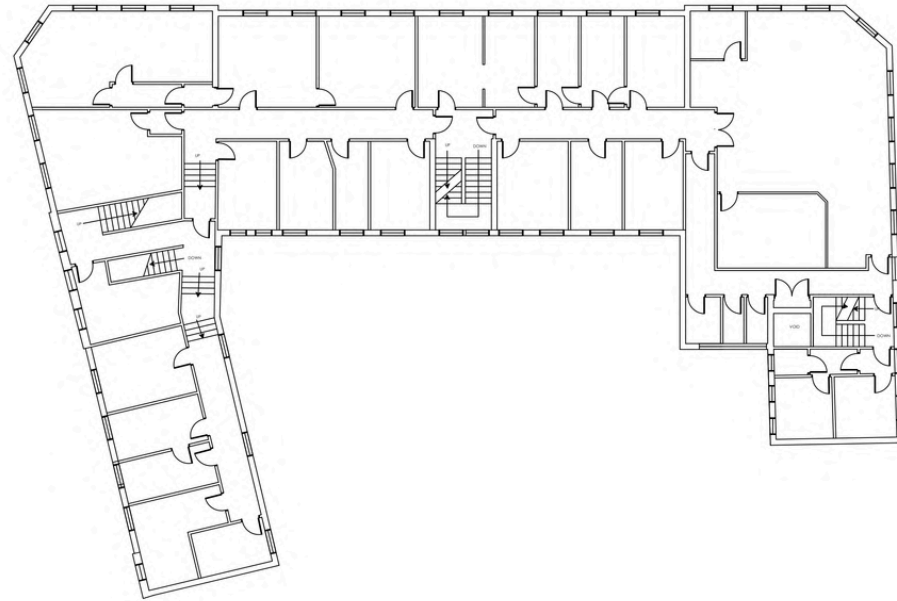
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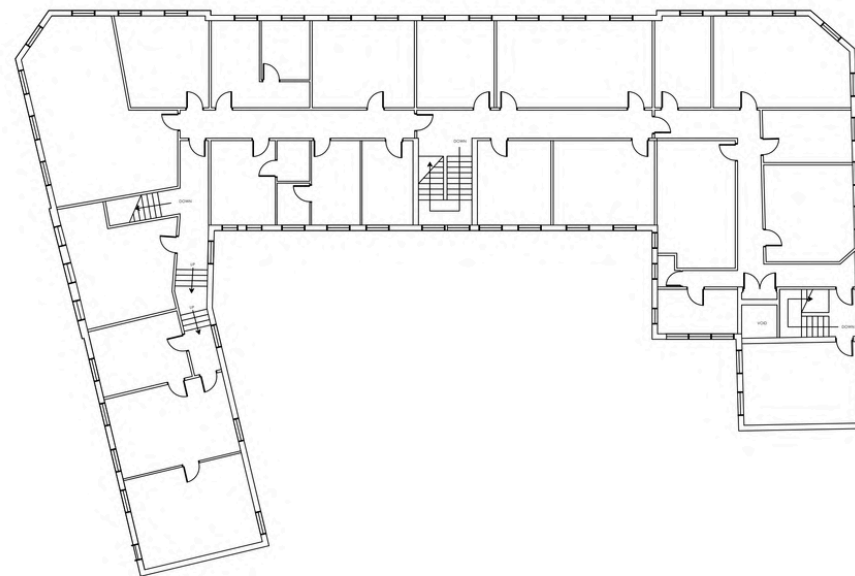
FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

A schedule of floor areas, scaled floor plans, and CAD drawings are available within the Marketing Pack.

FURTHER INFORMATION

TITLE

The property is held long leasehold on a 125-year lease commencing 20 August 1997 at a peppercorn rent. Title documents and a copy of the lease are available within the Marketing Pack.

The freehold interest is held by Nottingham City Council. We understand Nottingham City Council are open to discussions regarding the sale of their freehold interest. Interested parties should rely upon their own enquiries.

EPC

EPC Rated E (106)

ASSET MANAGEMENT

The property offers various asset management opportunities via rental uplift, refurbishment/redevelopment, and change of use to student, residential or co-living accommodation.

OFFERS

Offers in excess of £2.3m invited.

MARKETING PACK

A Marketing Pack containing additional property information is available upon request.

VIEWINGS

By appointment with Watling Real Estate only.

SERVICES

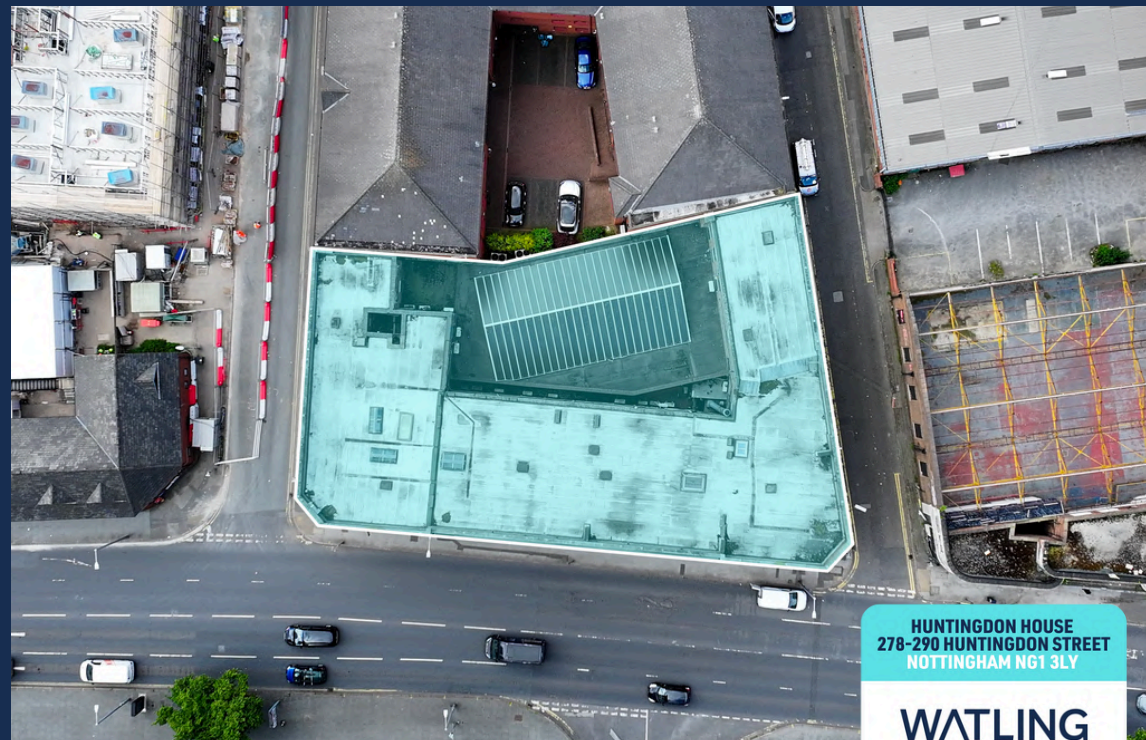
We understand all mains services are connected but none have been tested. Interested parties should rely upon their own enquiries.

VAT

All prices quoted exclusive of VAT.

COSTS

All parties are responsible for their own costs incurred in respect of the transaction.



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