

Kiosk retail units in the heart of the Arnold's Market Square

5.25m² - 10.5m²
(56ft² - 113ft²)

- Highly visible kiosks in the heart of Arnold Town Centre
- Situated in Arnold Town's Market Square
- Suitable for a variety of uses (subject to planning)
- Nearby occupiers include Halifax, Wilkos, Superdrug and Greggs
- Benefitting from Arnold Town's free car parking (2 hours) in close proximity
- Available individually or combined



TO LET



Location



Gallery



Contact



Location

Arnold Town Centre is a busy suburban shopping location, approximately 5 miles north of Nottingham City Centre.

The kiosks have prominence on Front Street as well as High Street, which are the two arterial routes into Arnold Town Centre.

The popular retail pitch of Front Street is host to a combination of national, multiple, regional and independent tenants. The subject property benefits from good frontage and the strong footfall of Front Street with additional nearby occupiers including WH Smith, Ladbrokes, Birds Bakery and Poundland.

Description

The property consists of two kiosks which are being combined to create one prominent retail unit which can be used by a variety of different occupiers.

Internally, the property is currently fitted as a Post News Stop, with a series of shelving units and the benefit of air conditioning.

The additional kiosk is currently used as open storage space but can be used for a variety of uses (subject to planning).

Both units are fully secure with roller shutter doors.





Floor Areas

The property provides the following approximate accommodation:

Floor	m ²	ft ²
Unit 19	5.25	56
Unit 21	10.5	113

Use

The property is categorised as use **Class E** and can therefore be used for the following uses; retail shop, financial and professional services, café or restaurant, office use, clinic, health centre, crèche and gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

EPC

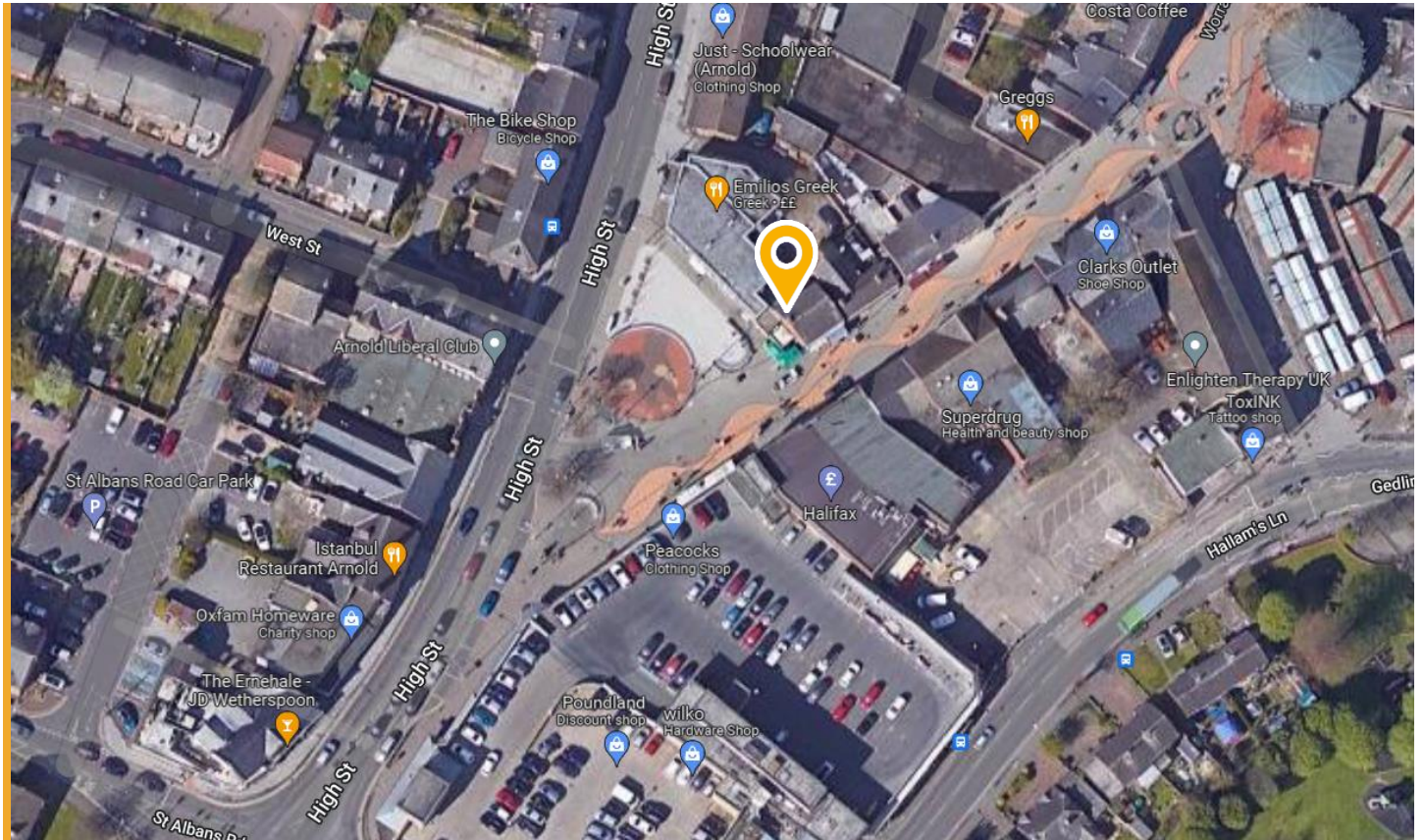
A copy of the EPC is available upon request.

Business Rates

The property will require reassessment upon occupation.

Lease Terms

The properties are available by way of a new full repairing and insuring lease for a term of years to be agreed.





Rent

The properties are available individually or combined at a rent of:

Unit 19 - £9,000 per annum (£750 pcm)

Unit 21 - £7,000 per annum (£584 pcm)

Units 19 - 21 - £15,600 per annum (£1,300 pcm)

VAT

VAT is not applicable.

Further Information

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

Ellis Cullen

07450 972 111

ellis.cullen@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

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