

First Floor | 79a Front Street | Arnold | Nottingham | NG5 7EB

## First floor fully fitted hair salon available now

### First floor sales

80.40m<sup>2</sup> (865ft<sup>2</sup>)

- Presentable hair salon premises available immediately
- Situated in the middle of the popular retail parade
- In close proximity to the towns principal free car park (2 hours)
- Nearby occupiers include Iceland, Boots Pharmacy, Costa Coffee and Eco Vape
- Rent - £8,500 per annum



TO LET



Location



Gallery



Contact





Location



Gallery



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## Location

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

The subject property is prominently positioned heading towards the pedestrianised zone of Front Street where the parade hosts a number of national, regional and independent occupiers. Located in the centre of the parade the property benefits from a strong footfall with bus stops and taxi ranks directly outside the premises with additional nearby occupiers including Savers, Boyes, Nottingham Building Society and Greggs.

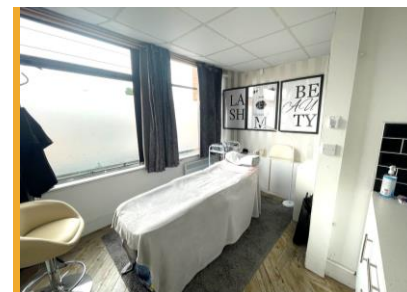
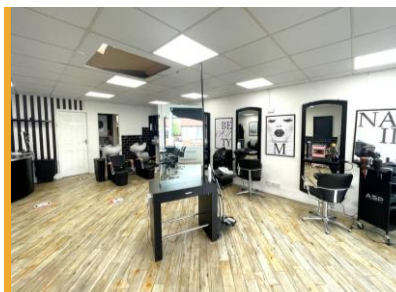
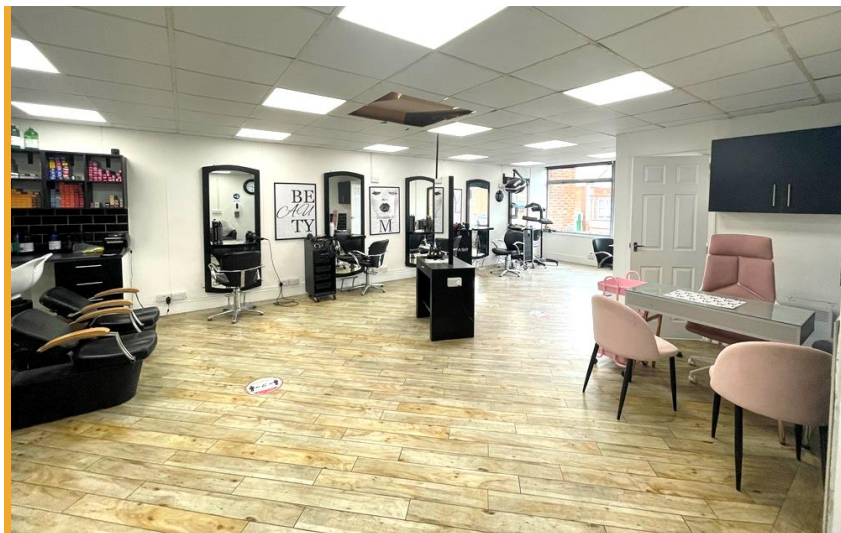
Arnold Town Centre also benefits from a series of free local town car parks (2 hours).

## The Property

The property comprises a first floor retail premises which is currently fitted out as a hair salon, however can be used for a variety of uses (subject to planning).

The hair salon has been finished to a good standard and includes a series of hair stations, wash basins and a beauty room. The specification of the property is good and includes new flooring throughout, a suspended ceiling with recessed lighting and kitchenette and welfare facility towards the rear.

Access to the property is via a staircase to the left-hand side of Eco Vape, with branding opportunities to the ground floor for the benefit of passing trade.





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## Accommodation

The property provides the following approximate areas:

**80.40m<sup>2</sup> (865ft<sup>2</sup>)**

(These measurements are given for information purposes only).

## Lease Terms

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

## Rent

The property is available at a rent of:

**£8,500 per annum exclusive**

## Planning

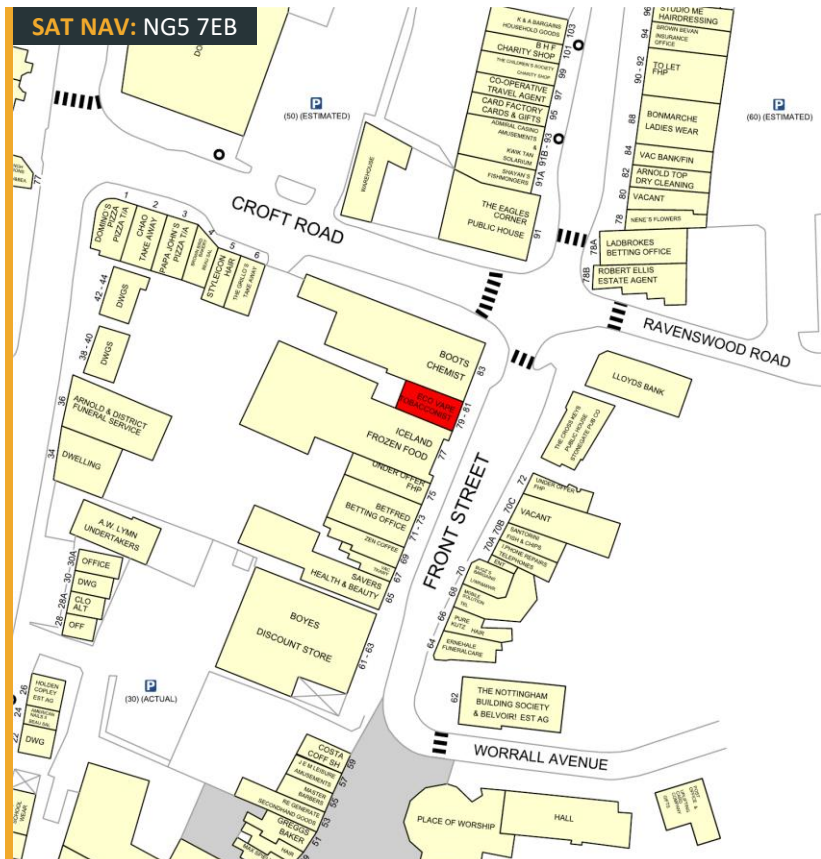
The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## EPC

The EPC rating for the property is 'D'.

## VAT

VAT is not applicable and therefore not payable on the rent.



## Business Rates

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

Hairdressing Salon & Premises  
Rateable Value (2023): £5,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2023 to 31/03/2024 (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

## Further Information

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

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06/03/2023

