

86-88 Front Street | Arnold | Nottingham | NG5 7EJ

Prominent double fronted retail unit in Arnold Town Centre

Ground floor sales

181.15m² (1,949ft²)

- Situated on busy and popular town centre shopping parade
- Fully open plan shop
- Excellent double frontage
- Nearby occupiers include Park Mobility, Card Factory and Ladbrokes
- Benefits from the town's multiple free car parks (2 hours)
- Rent - £30,000 per annum



TO LET



Location



Gallery



Contact



Location

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

The town has a resident population of 37,402, with a catchment population of 111,787.

The subject property is prominently situated on the popular retail pitch of Front Street which is host to a combination of national, multiple, regional and independent tenants. The subject property is located in the middle of the parade driving a strong footfall with additional nearby operators including William Hill, Timpsons and Card Factory, anchored by Asda Supermarket.

The Property

The subject property is a double fronted ground and first floor retail unit benefitting from prominent glazed frontages.

The ground floor provides open plan retail sales area fitted with a suspended ceiling and a combination of recessed fluorescent strip tube lighting and spot lighting with the benefit of an air conditioning unit.

At first floor level is ancillary storage alongside staff welfare facilities to include kitchenette and WCs.

To the rear the tenant benefits from loading and delivery areas.





Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground floor	181.15	1,949
First floor	35.94	387
Total	217.09	2,336

(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.

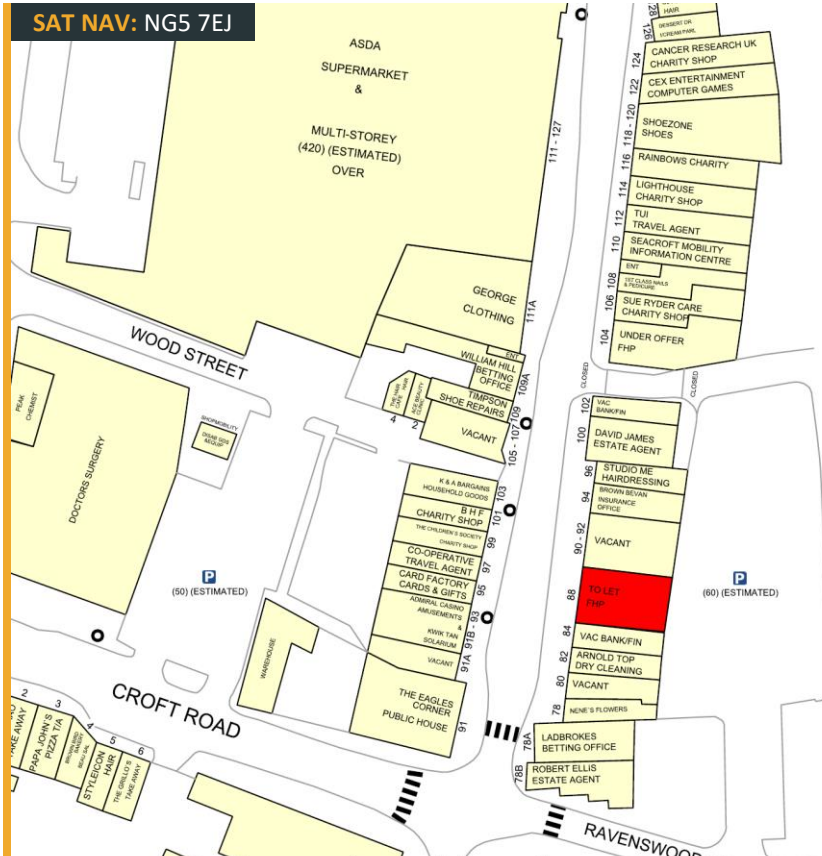
Rent

The property is available at a rent of:

£30,000 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. This information is for guidance only and all parties should check themselves with the local planning authority.



Business Rates

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

Shop & Premises
 Rateable Value (2023): £40,250

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.

VAT

VAT is not applicable.

EPC

The property has an EPC Rating of 79 falling within Band D.

Further Information

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

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