

18 Front Street | Arnold | Nottingham | NG5 7EL

Prominently positioned ground floor retail unit in Arnold Town Centre

125.5m²
(1,351ft²)

- Excellent frontage on Arnold's prime pitch
- Benefitting from town's market every Tuesday, Friday and Saturday
- Suitable for a variety of uses subject to planning
- Nearby town's free car parking (2 hours)
- Nearby occupiers include **Halifax, Poundland, Specsavers** and **Birds Bakery**
- Rent on Application



TO LET



Location



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Location

Arnold town centre is a busy market town situated approximately 5 miles north of Nottingham City Centre.

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

The premises are well situated fronting Arnold Town's Market Square on the pedestrianised pitch. Front Street is home to a strong mix of national, regional and independent operators with Poundland, Halifax Bank and WH Smith all within the vicinity.

The Property

The property is a ground floor retail unit that was formerly trading as a café for numerous years however is suitable for a range of uses (subject to planning).

The property consists of a relatively open plan ground floor sales area together with a fully fitted commercial kitchen which leads into a small ancillary storage area.

EPC

The property has an EPC rating of 71 falling in Band C.





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Accommodation

The property provides the following approximate areas:

125.5m² (1,351ft²)

(These measurements are given for information purposes only).

Lease Terms

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

Rent

Rent on application.

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.

VAT

VAT is applicable at the prevailing rate.



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

Business Rates

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

Rateable Value (RV): £14,250

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.

Service Charge

There is a service charge attributable to the unit for the upkeep and maintenance of the common parts. The current figure is £883.55 per annum.

Further Information

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

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31/07/2025

