

103 Front Street | Arnold | Nottingham | NG5 7EG

Prominent corner retail unit in Arnold Town Centre

Ground floor sales

84.12m² (905ft²)

- Undergoing comprehensive refurbishment ready for tenant fit out
- Well situated in Arnold Town Centre
- Suitable for a variety of uses (STP)
- Nearby occupiers include **ASDA**, **Card Factory**, **Co-op Travel**, **British Heart Foundation** and **David James Estate Agents**
- Benefits from the town's multiple free car parks (2 hours)
- Rent - £18,500 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 town has a resident population of 37,402, with a catchment population of 111,787.

The subject property is prominently positioned directly opposite the anchor tenant, ASDA, on the prime retail pitch of Front Street. The parade hosts a plethora of national, regional and independent tenants. Situated in the middle of the parade the property benefits from a strong footfall with additional nearby occupiers including Co-op Travel, Timpson, William Hill and Card Factory.

Within the close proximity to the subject property are a series of free local town car parks (2 hours) and regular bus routes with stops directly on Front Street.

The Property

The property is a prominent ground and first floor retail unit situated on the busy stretch of Front Street in Arnold.

The unit is currently undergoing comprehensive refurbishment and the ground floor will be finished to a white box specification. There is an ancillary storage to the rear which leads out into the rear car park where there is the benefit of loading and delivery.

To the first floor there is additional ancillary storage as well as staff welfare facilities and a kitchenette.





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Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground floor	84.12	905
First floor storage	37.7	406
Total	121.82	1,311

(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:

£18,500 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. 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.



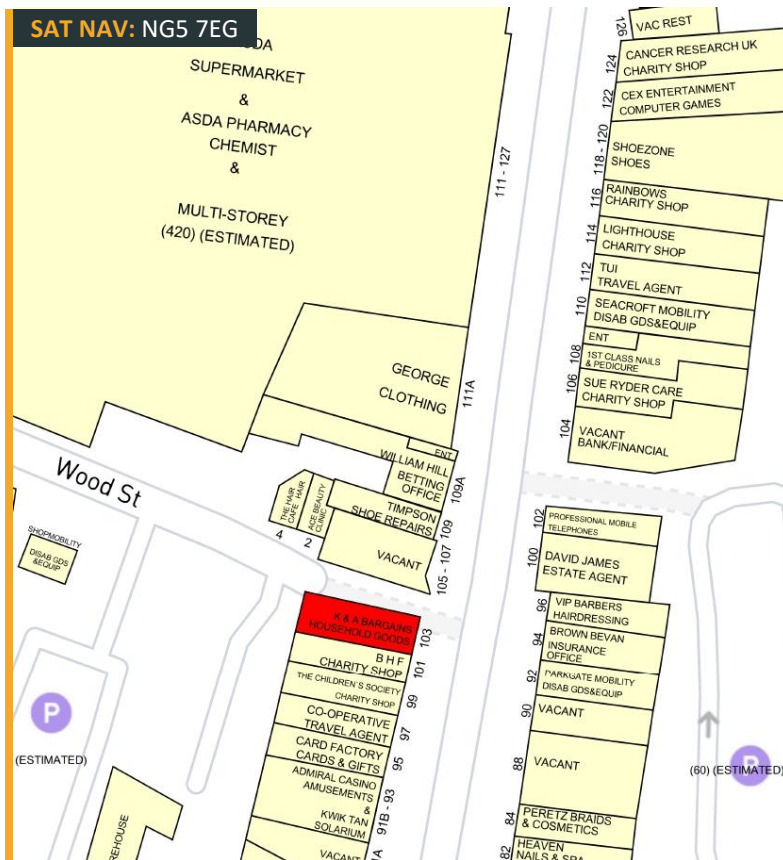
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Business Rates

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

Rateable Value (RV): £19,500

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.

EPC

The property has an EPC rating of 51 falling within Band C.

Further Information

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

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