

15-19 Front Street | Arnold | Nottingham | NG5 7EA

Fully let highly prominent retail parade for sale

484.15m²
(5,211ft²)

- Highly prominent retail units in busy suburban area of Arnold
- Consisting of two ground floor retail premises and a first-floor restaurant
- Current income - £62,500 per annum
- All units are let on long term leases
- Fronting the popular Arnold Market Square benefitting from strong footfall
- Offers invited in the region of £660,000



FOR SALE



Location



Gallery



Contact



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 retail block is well situated fronting Arnold Town's Market Square with excellent visibility from both the pedestrianised Front Street, as well as High Street which benefits from a strong traffic flow. Front Street is the prime retail pitch of Arnold Town Centre and is home to a strong mix of national, regional and independent operators with Halifax Bank, Peacocks, WH Smith and Birds Bakery all within the vicinity.

The Property

The subject property is a two storey detached retail block consisting of three ground floor retail units of which most recently the tenant, Paradise Café, expanded to take occupation of numbers 15 and 17 Front Street to make one double fronted retail premises.

The first floor is let to one restaurant operator with self contained access off High Street.

The property benefits from rear access and an enclosed private car park to the rear.





Tenancies & Accommodation

Address	Size	Tenant	Term	Break Date	Rent Review	Rent (pa)
15-17 Front Street Arnold Nottingham NG5 7EA	121.77m ² (1,311ft ²)	Paradise Cafee Limited	10 years from 26/03/2025	26/03/2030	26/03/2030	£27,500
19 Front Street Arnold Nottingham NG5 7EA	51.57m ² (555ft ²)	Saqib Hussain	15 years from 05/12/2019	N/A	Every 3 rd anniversary of term	£15,000
First Floor 8 High Street Arnold Nottingham NG5 7DZ	258.80m ² (2,786ft ²)	Emilios Polimos and Julie Polimos	25 years from 10/06/2021	N/A	Every 5 th anniversary thereafter	£20,000
Total	484.15 (5,211ft)					£62,500



Tenure

Freehold subject to occupational tenancies.

Price

Offers are invited in the region of:

£660,000

which reflects a net initial yield of 9.03% after assumed purchaser's costs of 4.91%.

Data Room

All leases, floor plans and associated documents are available upon request. Please contact the sole marketing agents.

EPC

The EPCs are available upon request.

VAT

VAT is not applicable.



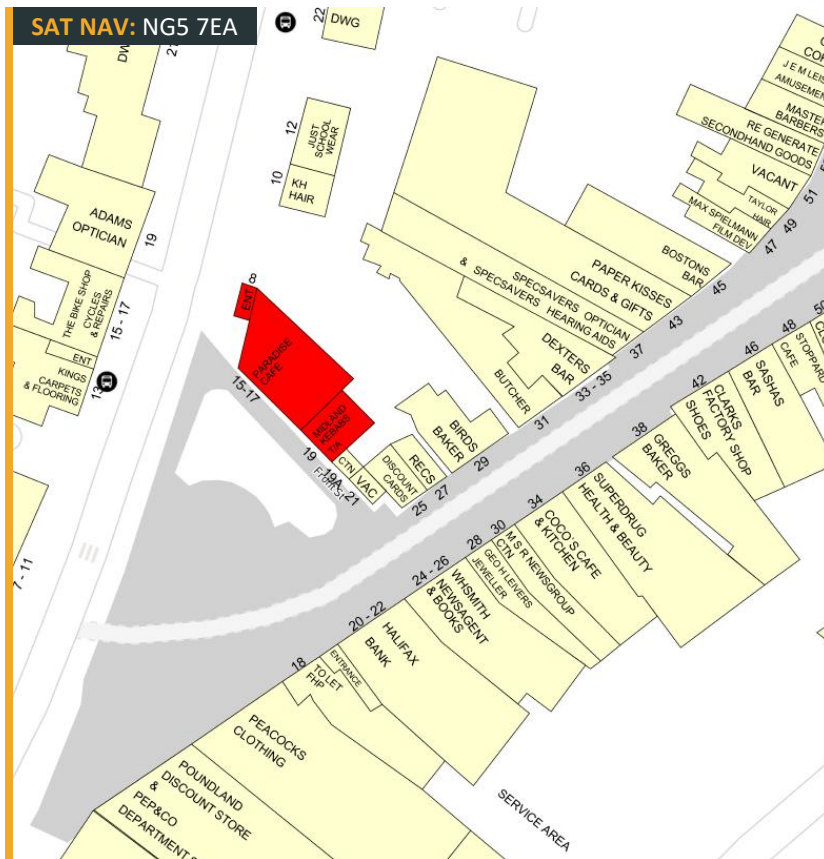
Location



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Anti Money Laundering

In order to comply with Anti Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

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

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