

69 Front Street | Arnold | Nottingham | NG5 7EB

Prominent retail unit in Arnold town centre

74.69m²
(804ft²)

- Excellent frontage on Arnold's prime pitch
- Suitable for a variety of uses (STP)
- In close proximity to the town's multiple free car parks (2 hours)
- Nearby occupiers include **Boyes, Savers, Costa Coffee** and **Boots**
- Quoting Rent £15,750 per annum exclusive



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

Arnold town centre is a popular suburb and 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.

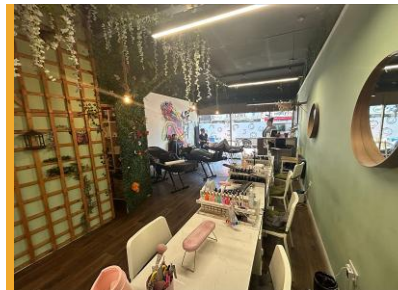
The subject property is prominently positioned on the prime retail pitch of Front Street. It is an established retail location with a host of quality national operators in the immediate vicinity including Boyes, Savers, Costa Coffee, Boots and Iceland. Within close proximity to the subject property are 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 ground floor provides an open plan sales area with a staircase to the rear which leads to the first floor which is suitable for storage and staff facilities.

EPC

The property has an EPC rating of E – 102.





Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground Floor Sales	54.44	586
First Floor	20.25	218
Total	74.69	804

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 quoting rent of:

£15,750 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.

Business Rates

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

Rateable Value (RV): £15,500

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 38.2p. 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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06/05/2026

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