

## Prominent retail unit in Arnold town centre

74.69m<sup>2</sup>  
(804ft<sup>2</sup>)

- 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 £17,500 per annum exclusive



**TO LET**



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.

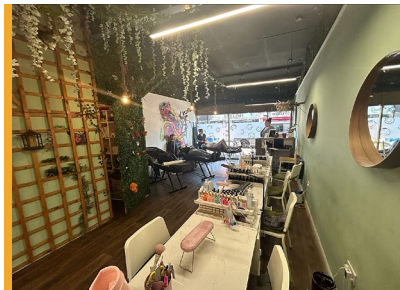
The subject property is prominently positioned on the prime retail pitch of Front Street. It is an established retail location with a host of quality national operators in the immediate vicinity including Boyes, Savers, Costa Coffee, Boots and Iceland. Within close proximity to the subject property are 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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	54.44	586
First Floor	20.25	218
<b>Total</b>	<b>74.69</b>	<b>804</b>

## 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:

**£17,500 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.

## Business Rates

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

**Rateable Value (RV): £15,500**

From 1<sup>st</sup> 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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