

75 Front Street | Arnold | Nottingham | NG5 7EB

Prominent retail unit in Arnold Town Centre

Ground Floor Sales
70.14m² (755ft²)

- 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 busy market town 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.

Front Street is a prime retail and leisure street within the town home to a strong mix of national, regional and independent operators. The premises occupy a prominent position within the town centre opposite Iceland, Boots and Boyes.

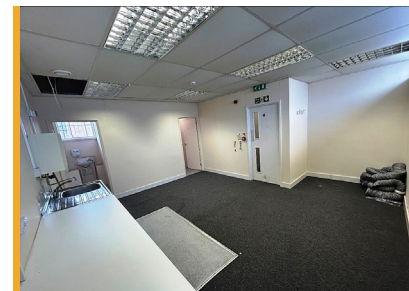
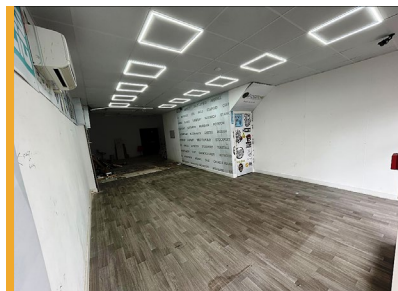
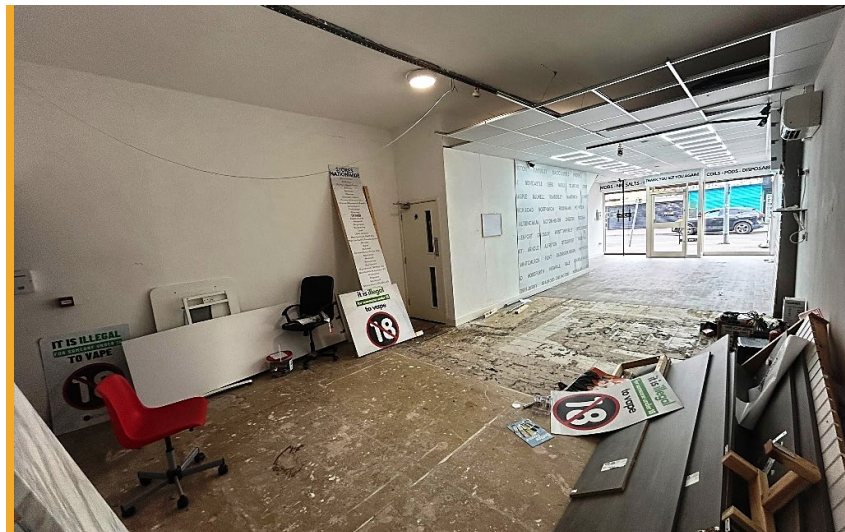
The Property

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

The ground floor provides an open-plan sales area, together with a rear fire exit leading to a rear yard. A staircase to the rear provides access to the first floor, which offers suitable accommodation for storage and staff facilities.

EPC

The property has an EPC rating of C – 59.





Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground Floor Sales	70.14	755
First Floor	23.78	256
Total	93.92	1,011

Lease Terms

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

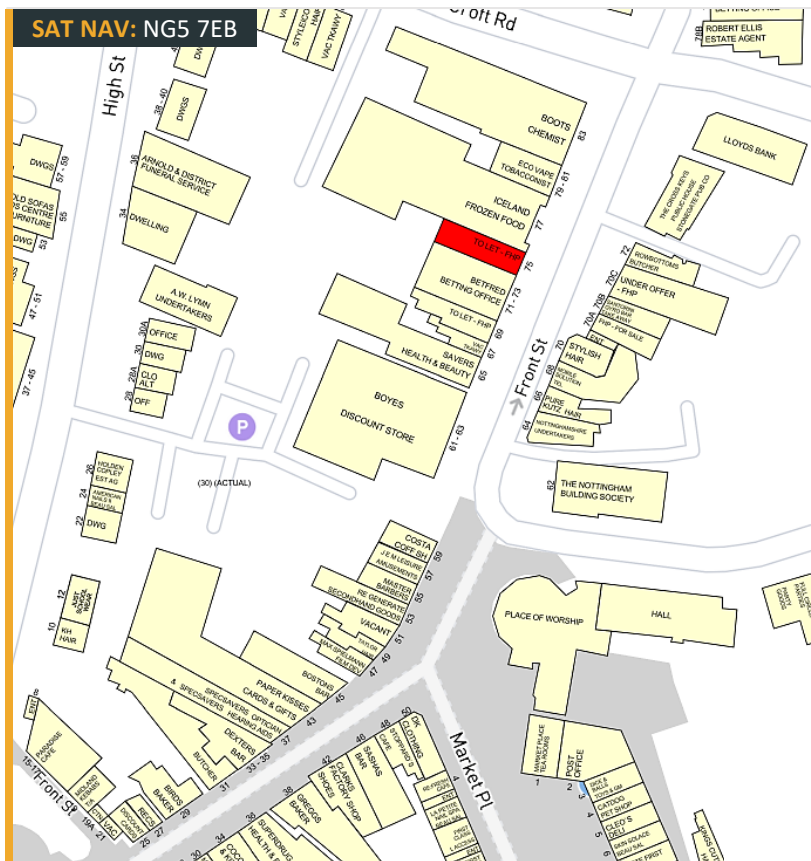
Rent

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): £17,000

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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21/07/2026

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