

72 Front Street | Arnold | Nottingham | NG5 7EJ

## Prominent retail premises in the heart of Arnold

**Ground Floor Sales**  
**152.2m<sup>2</sup> (1,595ft<sup>2</sup>)**

- Highly prominent retail unit in busy market town
- Suitable for a range of uses (STP)
- Generous regular configuration sales area
- Nearby retailers include **Iceland**, **Boots**, **Co-op Travel**, **Boyes**, **Savers** and **Costa Coffee**
- Quoting Rent £25,000 pa



**TO LET**



Location



Gallery



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

## The Property

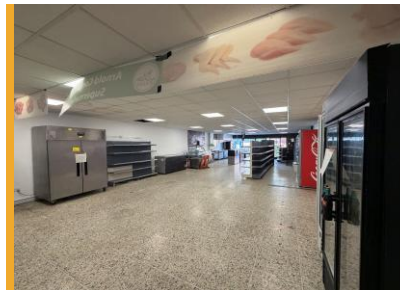
The property provides open plan ground floor sales together with ancillary storage to the rear and first floor. Delivery and loading is via the rear access yard.



## Accommodation

The property provides the following approximate areas:-

| Floor               | m <sup>2</sup> | ft <sup>2</sup> |
|---------------------|----------------|-----------------|
| Ground Floor Sales  | 152.2          | 1,595           |
| First Floor Storage | 141.49         | 1,523           |
| <b>Total</b>        | <b>289.67</b>  | <b>3,118</b>    |





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## Lease Terms

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

## Rent

The property is available at a quoting rent of:

**£25,000 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.

## Business Rates

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

Rateable Value (RV): £26,250

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.



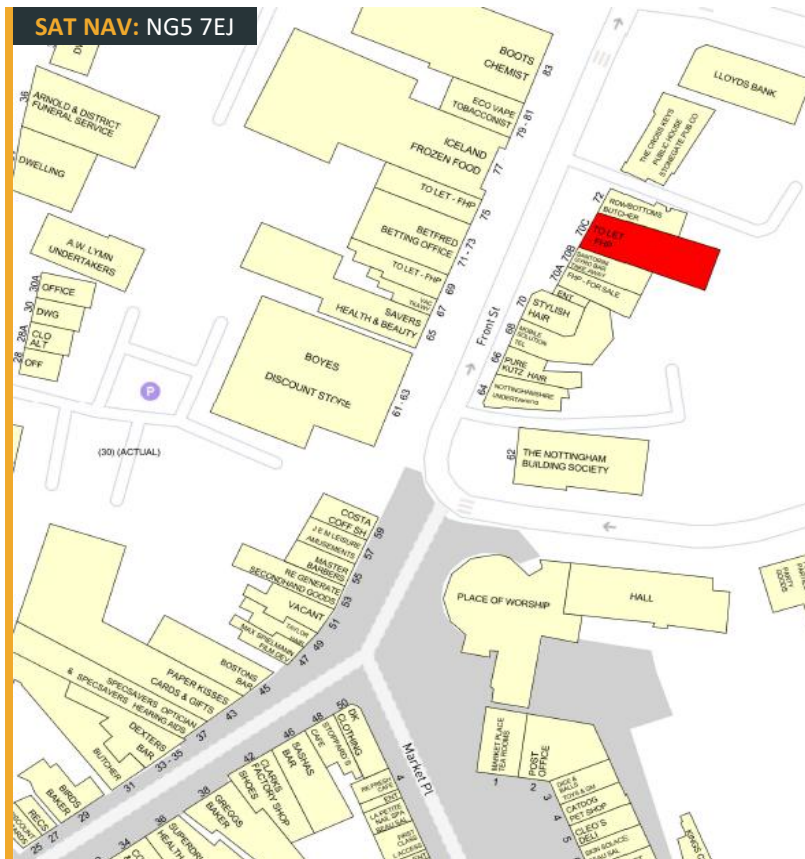
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## EPC

The property has an EPC rating of C-75.

## VAT

VAT is not applicable.

## 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:-

### Lex Grace

07887 787 885

lex.grace@fhp.co.uk

### Ellis Cullen

07450 972 111

ellis.cullen@fhp.co.uk



### Fisher Hargreaves Proctor Ltd.

10 Oxford Street  
Nottingham, NG1 5BG

**fhp.co.uk**

09/09/2026

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