

104 Front Street | Arnold | Nottingham | NG5 7EG

Prominent corner retail unit in Arnold Town Centre

Ground floor sales

172.1m² (1,852.48ft²)

- Well situated in Arnold Town Centre
- Suitable for a variety of uses (STP)
- Nearby occupiers include ASDA, Shoezone, CEX and David James Estate Agents
- Benefits from the town's multiple free car parks (2 hours)
- Demised car parking for staff
- Rent - £30,000 per annum



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

Arnold town centre is a popular suburban 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 directly opposite the anchor tenant, ASDA, on the prime retail pitch of Front Street. The parade hosts a plethora of national, regional and independent tenants. Situated in the middle of the parade the property benefits from a strong footfall with additional nearby occupiers including Co-op Travel, Timpson, William Hill, Shoe Zone and Card Factory.

Within the 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 ground and first floor retail unit with prominent glazed frontage onto Arnold's principal retailing pitch, Front Street. The property benefits from a regular configuration and modern internal specification to include a suspended ceiling with reassessed lighting, a combination of carpet and tiled floor and currently has the remnants of the fit out of the existing tenant in situ.

To the first floor there are a range of office suites as well as staff welfare facilities and a kitchenette.





Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground floor	172.1	1,852.48
First floor	134.0	1,442.38
Total	306.1	3,294.86

(These measurements are given for information purposes only).

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 rent of:

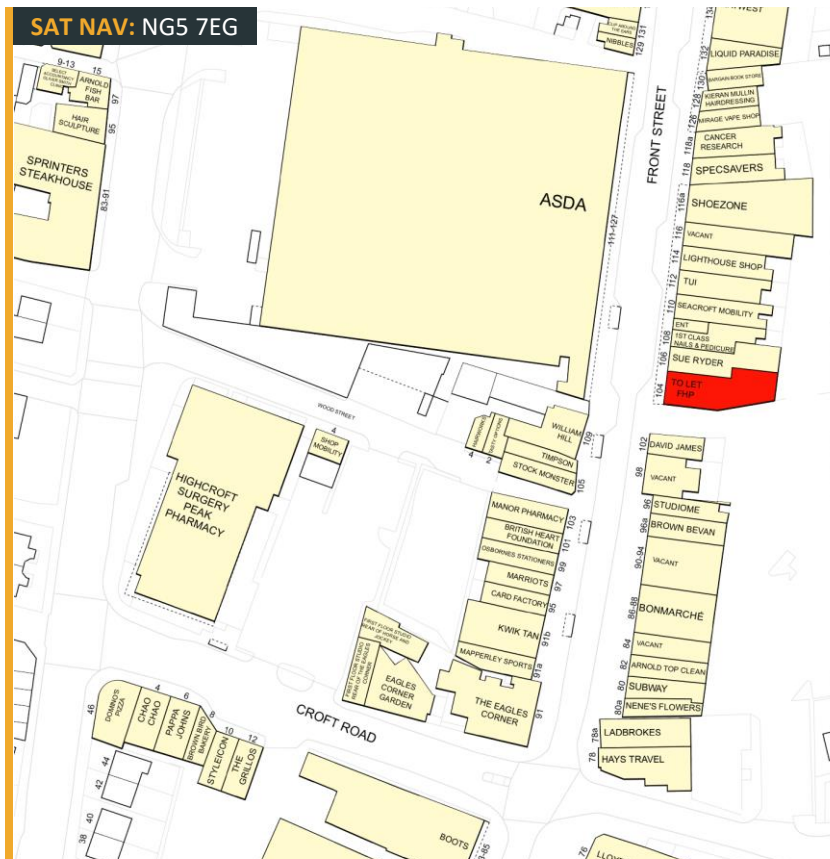
£30,000 per annum exclusive

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. 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:

Shop & Premises
Rateable Value (2023): £31,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

EPC

A copy of the EPC is available upon request from the marketing agents.

Further Information

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

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