

67, 69 & 75 Front Street | Arnold | Nottingham | NG5 7EB

Three Individual Retail Investments For Sale

Let on reversionary rents. Available as a whole or separately

63.17 – 93.92m²
(680 – 1,011ft²)

- Highly prominent retail units in the busy suburban area of Arnold, Nottingham
- 67 Front Street is sold with vacant possession, 69 and 75 Front Street are subject to the existing occupational leases
- Current ERV £51,250
- Nearby operators include Iceland, Savers, Costa, Boyes, Co-op Travel, Betfred and Boots
- Individual prices from £125,000 up to £200,000, or £520,000 to show approximately 10% before costs



FOR SALE



Location



Gallery



Contact



Location

Arnold town centre is a busy suburban location situated approximately 5 miles north of Nottingham city centre. The town has a resident population of 37,402, with a catchment population of over 110,000.

Front Street is the prime retailing location within Arnold with the subject property being considered in the most prime location where the street is pedestrianised. It is an established retail location with a host of quality national operators in the immediate vicinity including Wilko, Iceland (adjacent), Poundland, Superdrug, Clarks, Specsavers and Peacocks to name a few.

The Property

The entire property is a two-storey building with retail accommodation across the ground floor with offices and storage across the first floor. The property benefits from rear access and an enclosed private car park.

No 67 is being sold with vacant possession subject to refurbishment, and Nos 69 and 75 individually and subject to the existing occupational leases. Alternatively, all three units can be sold together to show a yield of approximately 10%.

Tenure

Freehold, with Nos 69 and 75 subject to the existing occupational tenancies. Each purchaser will have communal rights across the rear car park but that will not be included within the demise of the Title.





Tenancies

Address	Tenant	Term	Break Date	Rent Review	Rent pa	ERV
67 Front Street	Vacant				(£12,500)	£12,500
69 Front Street	Will Heath & Jade Copson	5 years from 9/3/22	15/2/25		£15,500	£18,250
75 Front Street	E-Cig Store (BK) Ltd	5 years from 10/1/23	10/1/26	10/1/26	£17,500	£20,500
					(£45,500)	£51,250

Accommodation

The property comprises three separate retail units over ground and first floors which provide the following approximate areas:-

	m ²	ft ²
No. 67		
Ground Floor	47.66	513
First Floor	15.51	167
Total	63.17	680
No.69		
Ground Floor	54.44	586
First Floor	20.25	218
Total	64.69	804
No. 75		
Ground Floor	70.14	755
First Floor	23.78	256
Total	93.92	1,011



Price

Offers are invited as follows:-

	Price	Reversionary Yield
67 Front Street	£125,000	10%
69 Front Street	£195,000	10%
75 Front Street	£200,000	10%
Total	£520,000	ERV £51,250

Leases

A copy of the current leases are available on request.

Rents

The current rent on 69 Front Street equates to £33.78, and on 75 Front Street to £34.00. This property is situated in one of the best trading positions in Arnold and we are of the opinion that a letting at open market rents will equate to £40 Zone A indicating the above reversionary rents.

VAT

The property is registered for VAT and therefore will be sold as a TOGC.



Identity Checks

In order to comply with anti-money laundering legislation, any purchaser will be required to provide identification documents which will be confirmed and requested from the successful purchaser at the appropriate time.

EPCs

A copy of the EPCs are available on request.

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:-

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