

17 Front Street | Arnold | Nottingham | NG5 7EA

## Prominently positioned ground floor retail unit in Arnold Town Centre

52.01m<sup>2</sup>  
(559.84ft<sup>2</sup>)

- Excellent frontage with visibility from Front Street and High Street
- Benefitting from town's market every Tuesday, Friday and Saturday
- Opposite brand new B&M store opening February 2024
- Suitable for a variety of uses subject to planning
- Nearby town's free car parking (2 hours)
- Nearby occupier includes Halifax, Poundland, Specsavers and Birds Bakery
- Rent - £13,000 per annum



**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 people, with a catchment population of 111,787 persons.

The premises are well situated fronting Arnold Town's Market Square with excellent visibility from both the pedestrianised Front Street, as well as High Street which benefits from a strong traffic flow. Front Street is home to a strong mix of national, regional and independent operators with Poundland, Halifax Bank, Peacocks and WH Smith all within the vicinity.

## The Property

The property is a ground floor retail unit that was formerly trading as a café for numerous years however is suitable for a range of uses (subject to planning).

The property consists of a relatively open plan ground floor sales area with ancillary storage and staff welfare facilities to the rear.

The property comes with 1 rear car parking space with the benefit of delivery and loading rights to the rear.





## Accommodation

The property provides the following approximate areas:

**52.01m<sup>2</sup> (559.84ft<sup>2</sup>)**

(These measurements are given for information purposes only.)

## 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 rent of:

**£13,000 per annum exclusive**

## Planning

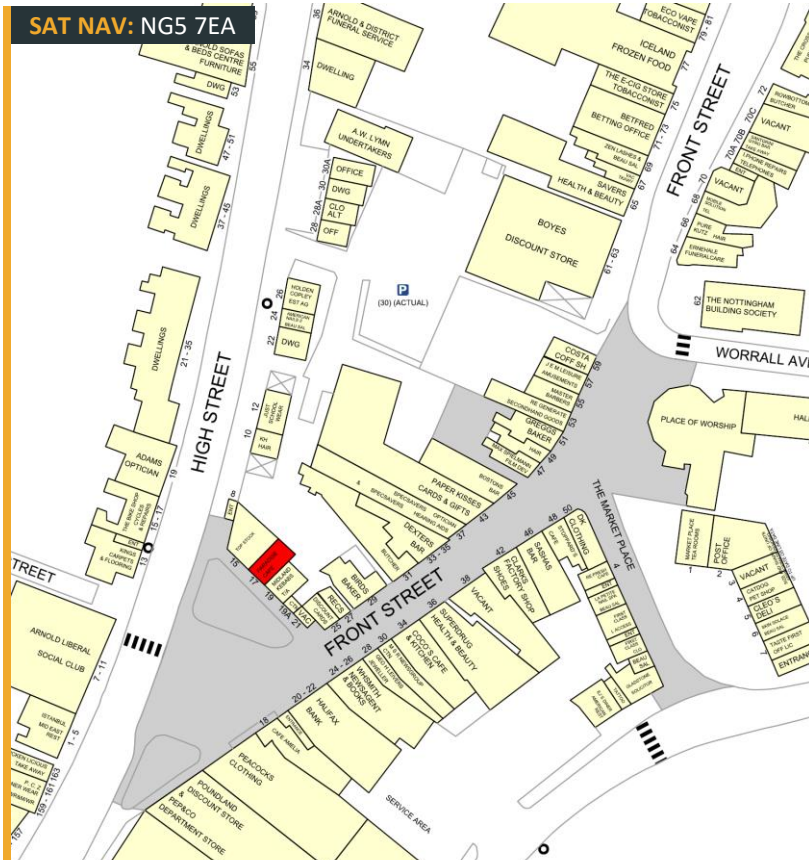
The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym. This information is for guidance only and all parties should check themselves with the local planning authority.

## VAT

VAT is not applicable.

## EPC

The EPC for the property is available upon request.



## Business Rates

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

Shop & Premises  
 Rateable Value (2023): £12,750

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.

## Further Information

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

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