

## Prominent retail unit in Arnold Town Centre

### Ground floor sales 71.29m<sup>2</sup> (767ft<sup>2</sup>)

- Prominently situated with outdoor seating opportunity
- Ideal for new start-ups
- Suitable for a variety of uses (subject to planning)
- Ground floor regularly configured unit
- Nearby occupiers include Kwik Tan, Card Factory, Bon Marche and Manor Pharmacy
- Small business rates relief (if applicable)
- Quoting rent - £15,000 per annum
- Quoting sale price - £160,000



**FOR SALE/TO LET**



Location



Gallery



Contact



## Location

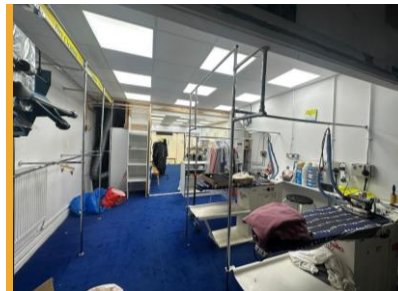
Arnold Town Centre is a popular suburban shopping location situated approximately 5 miles north of Nottingham City Centre. The town has a resident population of 37,402, with a catchment population of 111,787.

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 subject property is a ground and first floor retail unit. To the ground floor, the property benefits from prominent glazed frontage which displays a large net sales area, leading to a small ancillary storage facility at the rear which leads out to the public car park. The premises has a suspended ceiling with a combination of recessed LED grid lighting and spotlighting, finished with carpet flooring.

To the first floor, there is one open plan room, finished to a basic specification, with fluorescent strip tube lighting and carpet tiled flooring which can be used as additional storage space.





## Accommodation

The property provides the following approximate areas:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	71.29	767
First floor	23.75	255
<b>Total</b>	<b>95.04</b>	<b>1,022</b>

(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:

**£15,000 per annum exclusive**

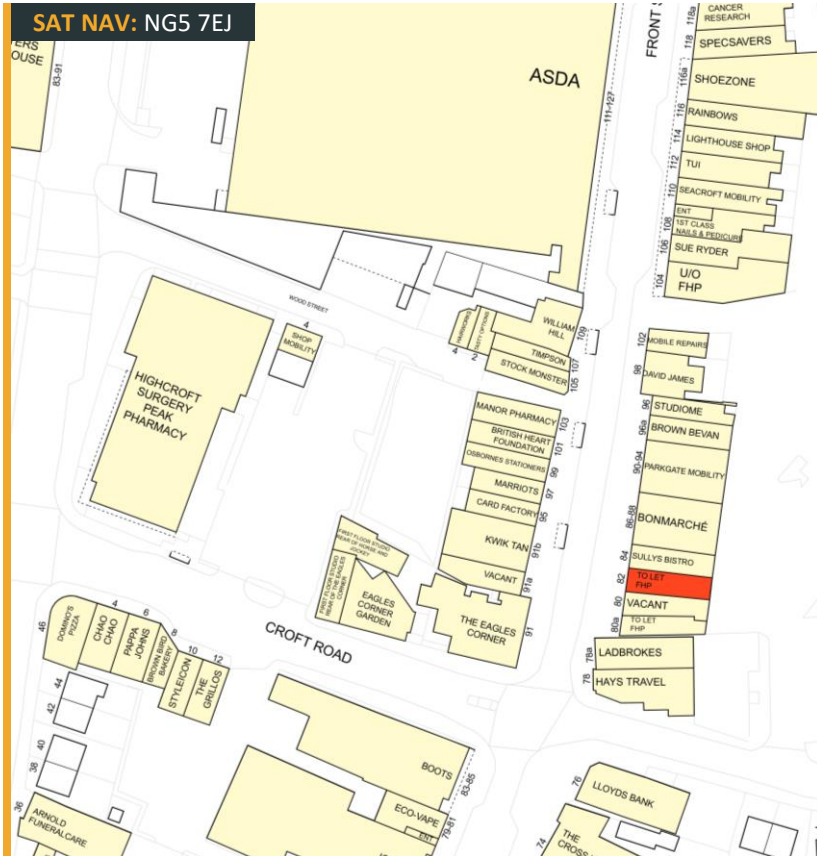
## Sale Price

The property is also available at a sale price of:

**£160,000**

## Planning

It is understood that 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.



## Business Rates

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

Shop & Premises  
Rateable Value (2023): £15,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (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.

## VAT

VAT is not applicable.

## Further Information

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

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