

Prominent retail unit in Arnold Town Centre

Ground floor sales
71.29m² (767ft²)

- 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 - £175,000



FOR SALE/TO LET



Location



Gallery



Contact



Location

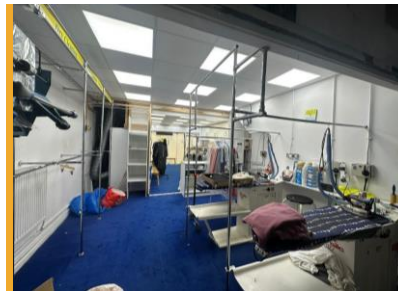
Arnold Town Centre is a popular suburban shopping location situated approximately 5 miles north of Nottingham City Centre. The town has a resident population of 37,402, with a catchment population of 111,787.

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 ²	ft ²
Ground floor sales	71.29	767
First floor	23.75	255
Total	95.04	1,022

(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

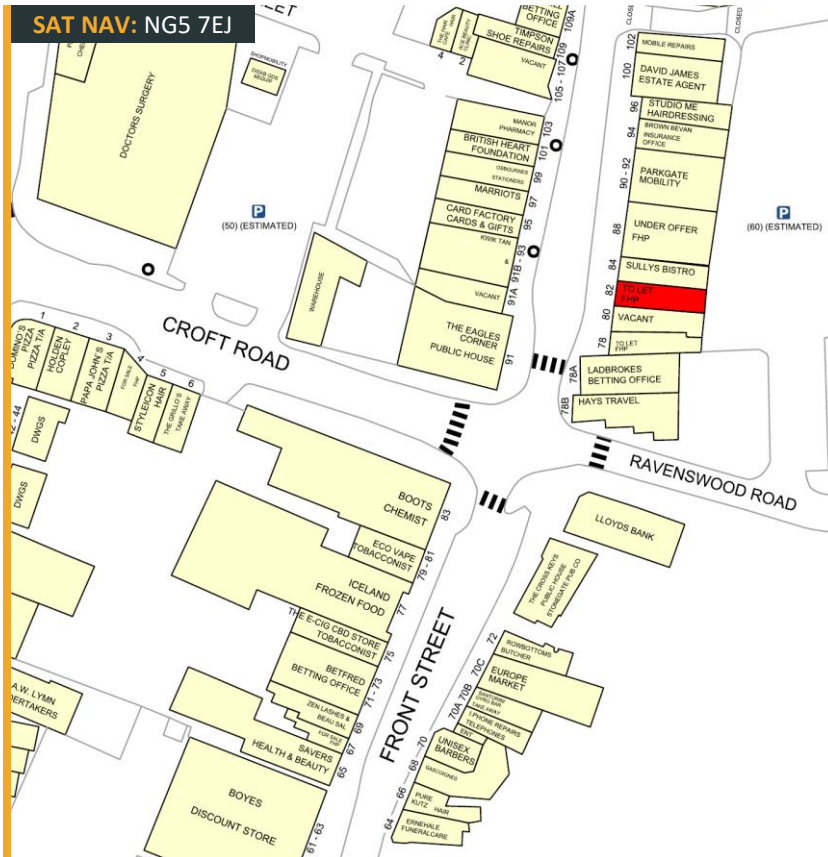
Sale Price

The property is also available at a sale price of:

£175,000

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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