

8 Croft Road | Arnold | Nottingham | NG5 7DX

Rare town centre freehold retail premises with vacant possession

85.09m²
(916ft²)

- Rarely available town centre freehold
- Prominent location opposite free car park (2 hours)
- Excellent condition ready to be let or occupied
- Potential to split and create a first floor residential unit
- Nearby operators include Boots, Iceland, Papa Johns, Dominos, and Holden Copley
- 1 parking space
- Price – offers over £200,000 – freehold



FOR SALE



Location



Gallery



Contact



Location

Arnold town centre is a busy suburban shopping location, situated approximately 5 miles north of Nottingham city centre. The town has a resident population of circa 40,000 people and a catchment population of over 110,000 people.

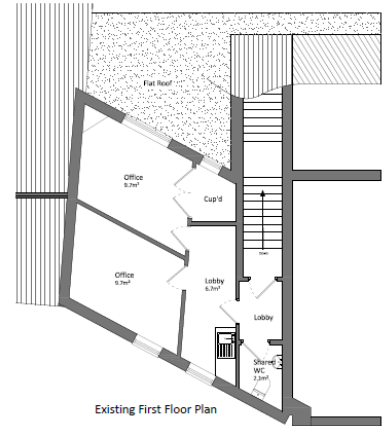
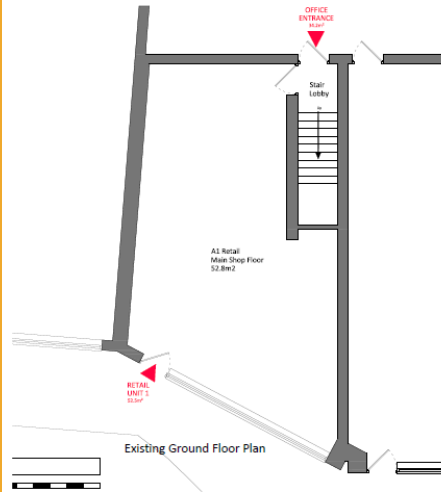
The subject property occupies a prominent position in the town centre on Croft Road a stones throw from Front Street. Croft Road is a busy vehicular cut through and directly opposite the property is Croft Road car park which provides 2 hours free parking.

Nearby operators include Papa Johns, Dominos, Iceland, Boots and Holden Copley Estate Agents.

The Property

The property comprises a modern retail unit with ground floor sales area and first floor ancillary. It has a prominent shop front onto Croft Road as well as 1 car parking space to the rear and rear loading.

The property is currently used in its entirety for retail use, however planning permission was granted in 2022 for the conversion of the first floor into a 1 bedroom residential flat. A prospective buyer would have the opportunity to either keep the property as is or convert the first floor flat, plans/more info are available on request.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	52.80	568
First Floor	32.33	348
Total	85.09	916

Tenure

Freehold subject to vacant possession.

Price

The property is available at a price of:-

Offers over £200,000

VAT

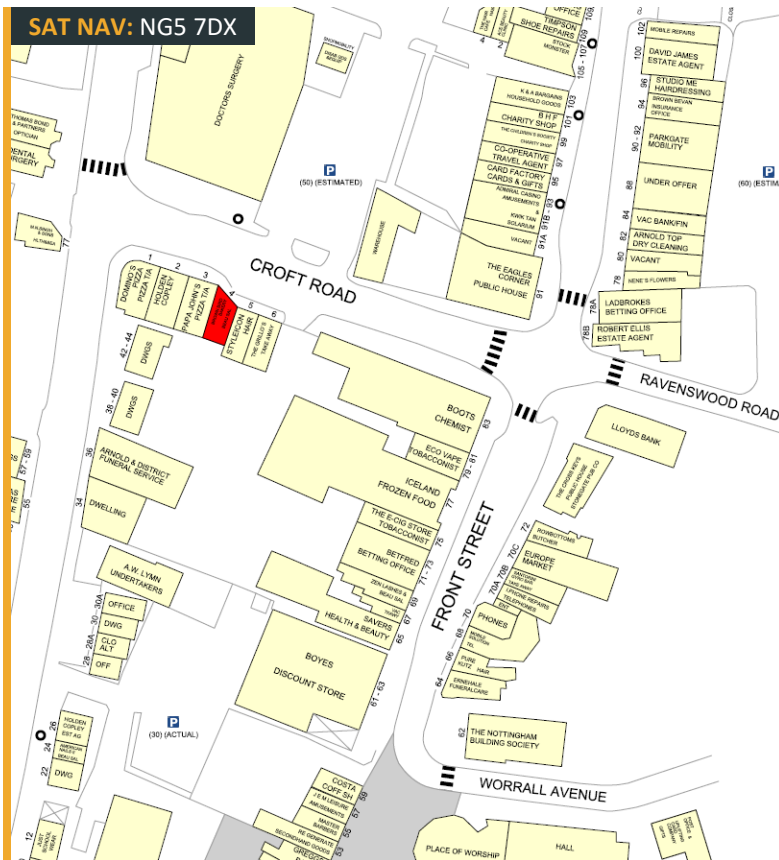
VAT is applicable at the prevailing rate.

Planning

It is understood the property falls within **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.

EPC

A copy of the EPC is available on request.



Business Rates

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

Shop & Premises
Rateable Value (2023): £14,250

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.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Further Information

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

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Please click [here](#) to read our "Property Misdescriptions Act". E&OE.