

4 Front Street | Arnold | Nottingham | NG5 7EL

Prime position large retail unit in busy town centre (subject to vacant possession)

847.18m²
(9,119ft²)

- Prime retail space in busy town centre
- Free car parking directly above
- Use Class E
- Adjacent to brand new B&M Bargains
- Nearby operators include Halifax, Superdrug, Costa and Birds Bakery
- May split
- Quoting Rent - £80,000 per annum exclusive



TO LET



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 prime position on the pedestrianised Front Street. Directly above the property is a car park which provides 2 hours free parking.

The unit is adjacent to the new B&M Bargains and Peacocks. Other operators in the immediate vicinity include Halifax, WH Smiths, Birds Bakery, Superdrug, Specsavers and Clarks.

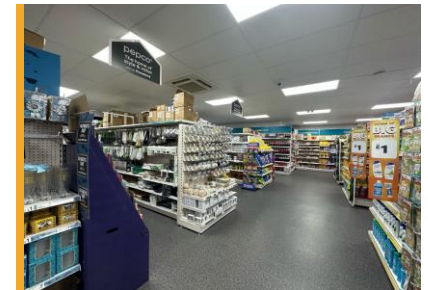
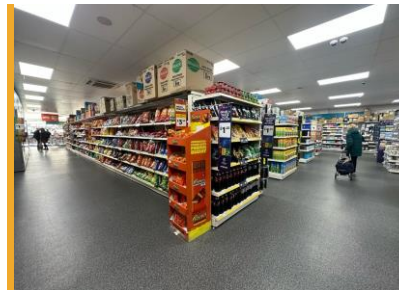
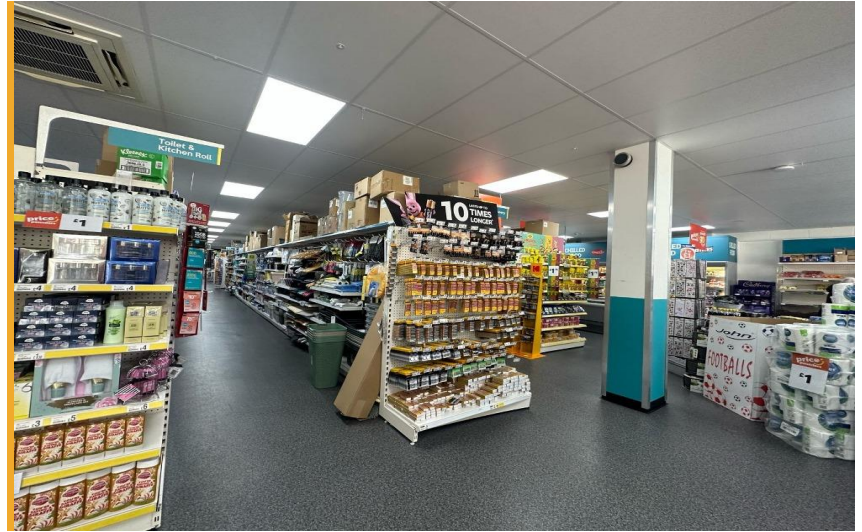
The Property

The property comprises of an open plan ground floor retail unit with prominent wide frontage onto the pedestrianised section of Front Street.

The property benefits from rear loading from the service yard at the rear.

EPC

A copy of the EPC is available on request.





Accommodation

The current accommodation provides the following areas:-

Floor	m ²	ft ²
Ground Floor	847.18	9,119

There may be an opportunity to split the unit depending on the size, use and covenant of a tenant. Plans are available on request.

Lease Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to vacant possession.

Rent

The property is available at a rent of:

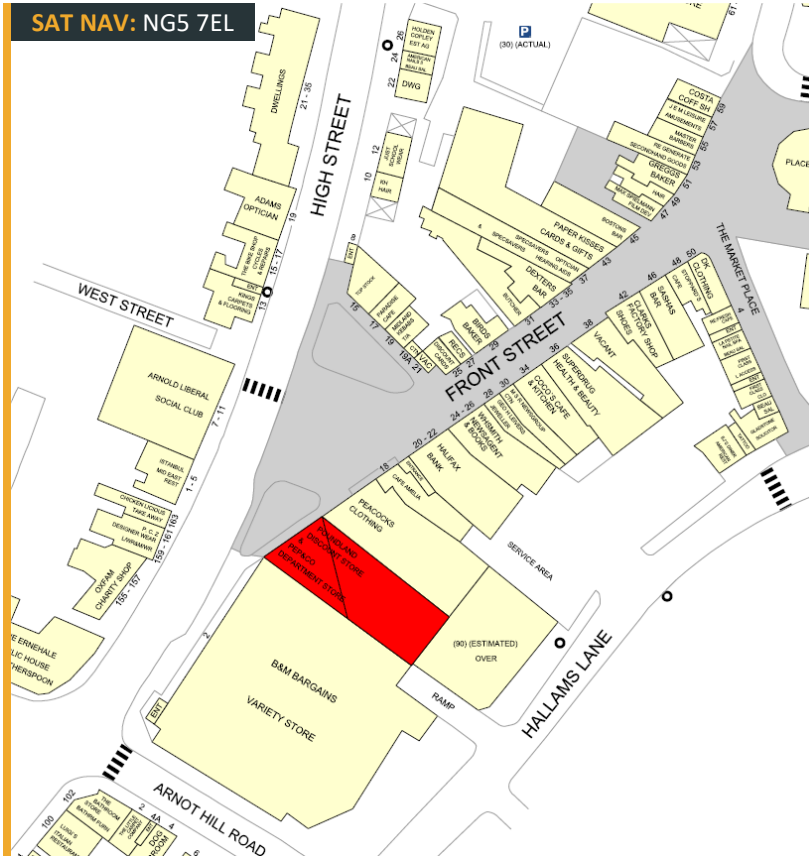
£80,000 per annum exclusive

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.

Service Charge

A service charge is payable towards communal maintenance of the building, more details on request.



Business Rates

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

Shop & Premises
Rateable Value (2023): £56,000

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.

VAT

VAT is not applicable.

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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