

15 Front Street | Arnold | Nottingham | NG5 7EA

Prominently positioned ground floor retail unit

Ground floor sales
63.61m² (685ft²)

- Excellent frontage with visibility from Front Street and High Street
- Frontage onto the town's marketplace occurring every Tuesday, Friday and Saturday
- Suitable for a variety of uses subject to planning
- Nearby town's free car parking (2 hours)
- Nearby occupier includes Halifax, B&M Bargains, Poundland and Birds Bakery
- Rent - £16,500 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 has extensive frontage ideal for a variety of occupiers. Towards the rear there is a kitchenette alongside staff welfare facilities.

Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground floor	63.61	685
Ancillary	6.15	66
Total	69.76	751





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:

£16,500 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

To be confirmed.

EPC

The property has an EPC rating of 75 falling within Band C.



Business Rates

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

Shop & Premises
Rateable Value (2023): £18,500

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.

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.