



144 Front Street, Arnold, Nottingham, Nottinghamshire, NG5 7EG

RETAIL PREMISES

TO LET - Well located ground floor retail unit located in Arnold.

- Offering 936 sq ft / 87 sq m of accommodation (NIA).
- Available to rent at £15,000 Per Annum Exclusive of all other outgoings.
- Available for immediate occupation.
- Suitable for a variety of uses subject to the necessary planning consents.



CONTACT

Cameron Godfrey

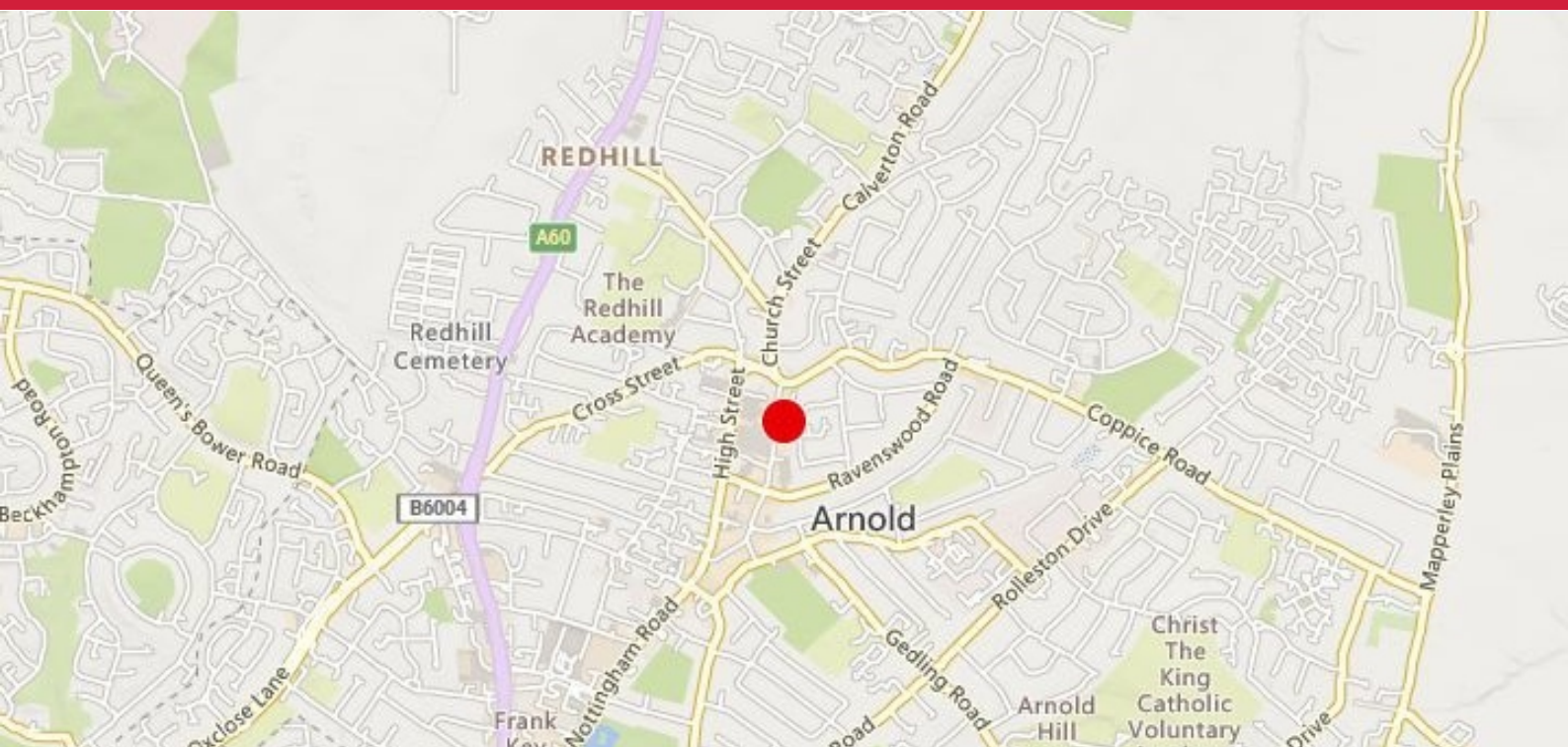
01332 292825

c.godfrey@bbandj.co.uk

www.bbandj.co.uk

01332 292825





Location

The subject property is located 5 miles north of Nottingham City Centre and situated within the town of Arnold with the property being on a popular retail pitch with prominent frontage onto Front Street, benefiting from high passing traffic and footfall.

The subject property also benefits from good road links to main arterial routes such as Mansfield Road and Nottingham's principal ring road.

There is also a regular bus service to Front Street offering regular trade in and out of Nottingham City Centre with an abundance of strong occupiers such as Asda, William Hill, Timpson's, Boots and Specsavers located nearby.

Description

The subject property comprises a ground floor retail premises situated within a four-storey mixed-use building of traditional brick and block construction.

More specifically, the property provides a large retail element to the front, benefiting from a single glazed double fronted timber shop window frontage with pedestrian access door, with the main sales area featuring carpet flooring, suspended ceiling with integrated LED lighting and an open layout for a variety of retail uses.

There is also storage accommodation provided, which incorporates concrete flooring, painted plaster walls and ceilings and fluorescent tube lighting whilst also providing additional WC and kitchenette facilities.

Accommodation

The accommodation has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Total Net Internal Area: - 936 sq ft / 87 sq m.

Planning

We understand that the property has the benefit of planning consent for user Class E and may be suitable for alternative uses subject to the necessary planning consents.

Services

We understand that all services are available to the subject property with the exception of gas.

Business Rates

The subject property is listed on the Valuation Office website as having a rateable value of £14,500.

Service Charge

There is an annual service charge payable in respect of the subject property charged at £300 per annum.

Please note that this figure is subject to an annual review.

Tenure

The property is available to let by way of a new effective Full Repairing and Insuring lease for a terms of years to be agreed.

Price

The property is available on a leasehold basis at a figure of £15,000 per annum exclusive.

Energy Performance

The property has an EPC rating of C (55).

VAT

VAT is applicable at the prevailing rate.

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs in connection with this transaction.

Viewing

Viewing is strictly via appointment with sole agents BB&J Commercial.

CONTACT

Cameron Godfrey

01332 292825

c.godfrey@bbandj.co.uk

BB&J Commercial can confirm the following:

- (i) These marketing particulars are prepared for guidance purposes only and do not constitute part of an offer or a contract whatsoever or a statement of representation upon which any reliance can be placed.
- (ii) All measurements, areas and distances are approximate and all descriptions, condition, permissions for use and occupation should not be relied on and any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
- (iii) Neither BB&J Commercial or any of its employees or agents has any authority to make or give representation or warranty whatsoever in relation to the property.
- (iv) BB&J Commercial have not tested any apparatus, equipment, chattel, services etc and therefore can give no warranty as to their availability, condition or serviceability.
- (v) All prices, rents, service charges etc are quoted exclusive of VAT unless stated otherwise.

