

TO LET

Prominent Retail Premises

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

104 Front Street, Arnold,
Nottingham NG5 7EG



Leasehold: £30,000 per annum exclusive

- Well located within Arnold Town Centre.
- Subject to a scheme of refurbishment and redecoration.
- Suitable for a variety of uses (STP).
- Total NIA of 306.10m² / 3,924 sq.ft.
- Useful first floor storage/office accommodation.
- Available immediately.



William Speed MRICS

Tel: 01332 298000
Email: wspeed@salloway.com



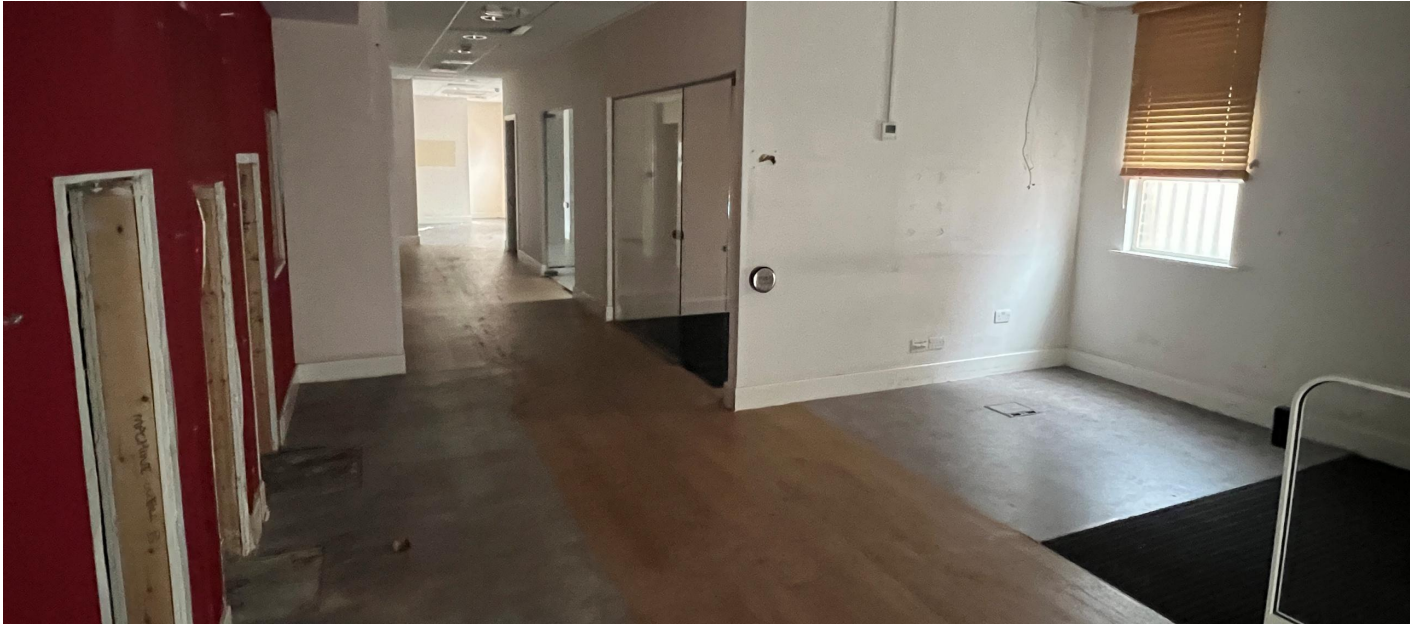
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Location

Arnold town centre is a suburban retail destination located approximately 5 miles to the north of Nottingham City Centre. It serves a residential population of over 37,000 people.

The subject property occupies a prominent position directly opposite ASDA, being the anchor occupier in Arnold on Front Street, which represents the suburban prime retail pitch. This busy parade features a good mix of national, regional and independent retailers.

Positioned centrally within the pitch, the property benefits from high passing footfall, with nearby occupiers including Co-Op Travel, William Hill, Shoe Zone and Card Factory.

The area is well-supported by several nearby free town centre car parks offering up to 2 hours of parking, as well as frequent bus services with stops conveniently located on Front Street.

Description

The property is arranged over ground and first floor, offering a well-configured retail unit with a highly visible, full-height glazed frontage onto Front Street – Arnold's principal retail destination.

Internally, the property will benefit from a scheme of refurbishment that will include a suspended ceiling with inset LED lighting, exposed concrete floors and painted plaster walls, ready for Tenant fit out works.

The first floor comprises a series of well-proportioned office suites, along with dedicated staff welfare facilities including kitchenette, WC's and storage areas.

Externally, the property benefits from 2 car parking spaces located within a shared private car park to the rear.

Accommodation

The premises comprise:-

Ground Floor:	171.82 m ² / 1,849 sq.ft.
First Floor:	134.00 m ² / 1,442 sq.ft.
Total Net Internal Area:	305.82 m² / 3,291 sq.ft.

Services

It is understood that mains electric, water and drainage are connected to the property.

Business Rates

The property is listed on the Valuation Office Website as having a Rateable Value of £31,500.

Interested parties are advised to confirm the above with the Local Authority, Gedling Borough Council.

Planning

We understand that the subject property benefits from Use Class E planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No.757).

Interested parties are advised to confirm any planning queries with the Local Planning Authority.

Rent

The premises are available to rent at £30,000 per annum exclusive of business rates and all other outgoings.



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Energy Performance Certificate

An EPC has been commissioned for the property and will be included within these particulars when available.

VAT

VAT is applicable on this transaction at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

Viewing and Further Information

To discuss this opportunity further or to arrange a viewing please contact sole agents, Salloway:-

Tel: 01332 298000

Email: wspeed@salloway.com / ckeogh@salloway.com

Alternatively, please contact Joint Agents, Brackenridge Hanson Tate:-

Tel: 01132 449020

Email: tom@bht.uk.com



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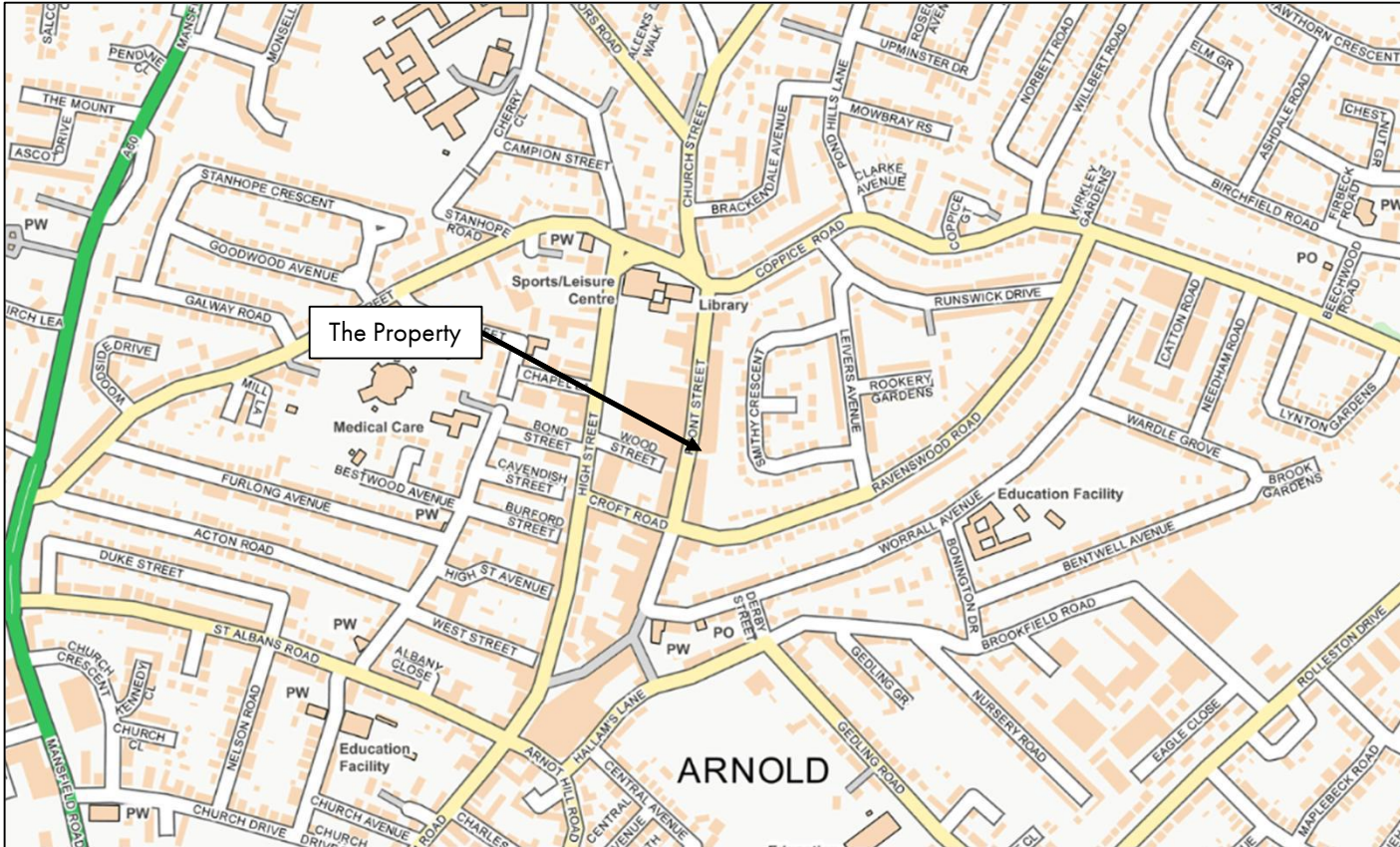
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This brochure is intended to be a guide only so please read these important notes:

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