

TO LET

Town Centre Retail Premises

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

106 Front Street, Arnold,
Nottingham NG5 7EG



Leasehold: £24,000 per annum exclusive

- Well-proportioned ground floor retail premises.
- Total Net Internal Area of 124.21 m² / 1,337 sq.ft.
- Located within Arnold's primary retail pitch.
- Highly prominent with display frontage to Front Street.
- Allocated car parking provisions to the rear.
- Immediately available.



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William Speed MRICS

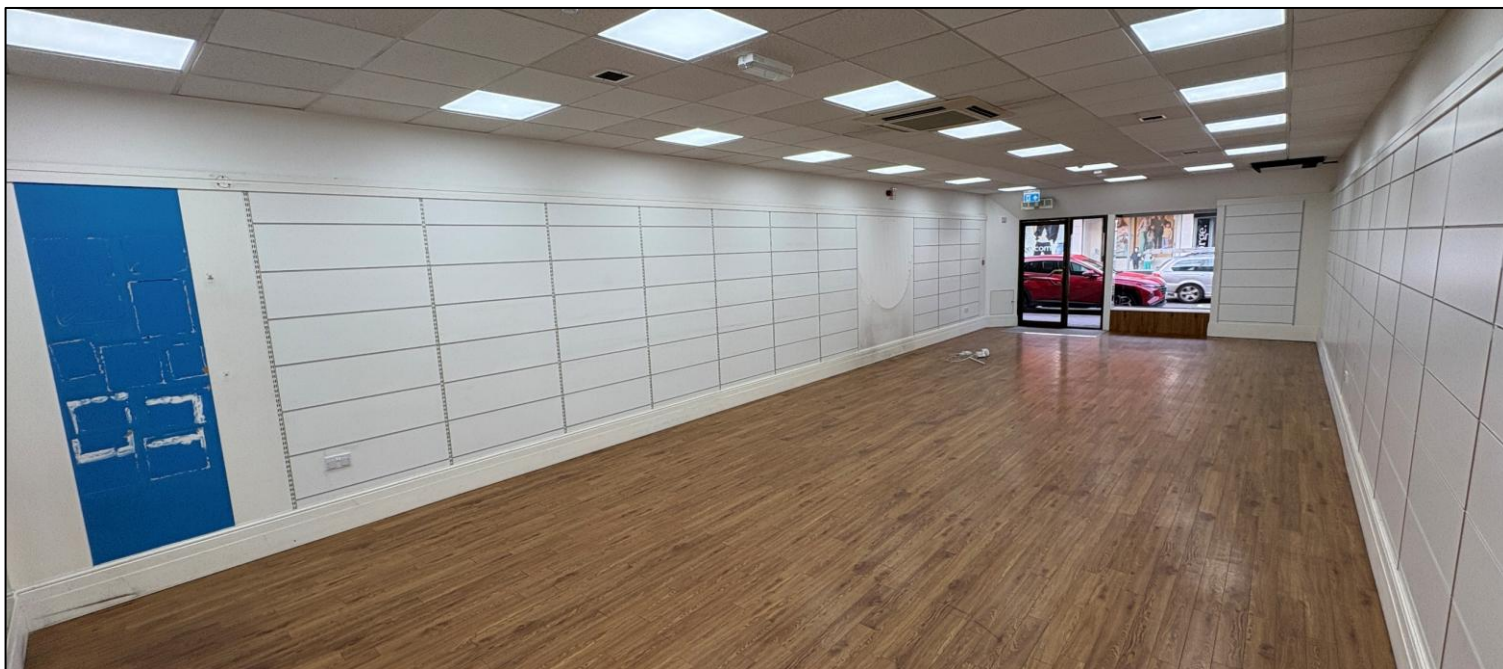
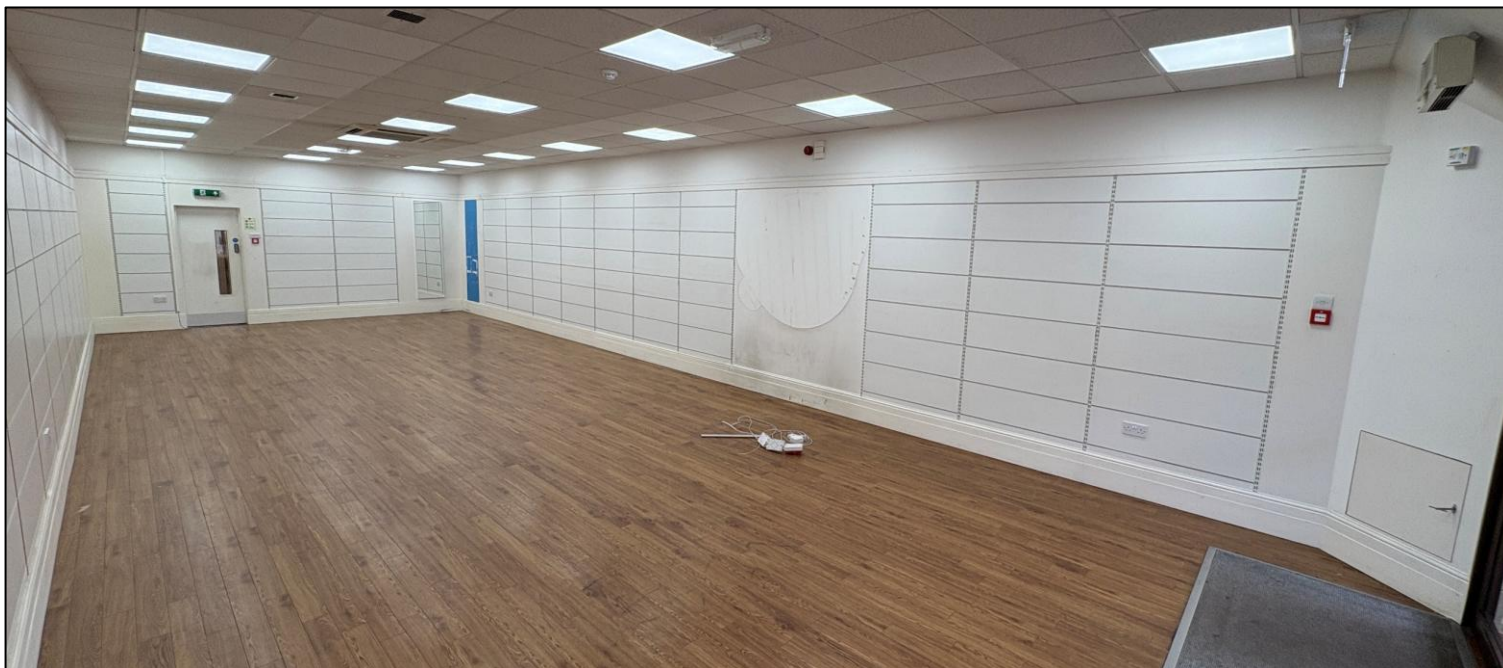
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Location

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 on Front Street, directly opposite ASDA, being the anchor occupier in Arnold.

The location represents the suburb's 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 comprises a well-proportioned ground floor retail unit which benefits from a highly visible display frontage to Front Street – Arnold's principal retail pitch.

Internally, to the front, the property comprises an open plan retail area with wood effect flooring, painted plaster walls and a suspended ceiling inclusive of LED lighting and comfort cooling/heating.

To the rear, the property provides ancillary office and storage accommodation, together with a staff room/kitchen and both male and female w/c facilities.

Externally, we understand that the property benefits from 2 allocated car parking spaces, located within a shared private car park to the rear of the building.

Accommodation

The premises comprise:-

Ground Floor Retail Area: 77.71 m² / 836 sq.ft.
Ground Floor Ancillaries: 46.50 m² / 501 sq.ft.

Total Net Internal Area 124.21 m² / 1,337 sq.ft.

Services

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

Business Rates

We believe that the property is listed on the Valuation Office website as "106, Front Street", with the following Rateable Value:

Shop and Premises: £18,250

Planning

The property is understood to benefit from Use Class E (Commercial, Business and Service) planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No.757).

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

Lease Terms

The property is available to let by way of a new full repairing and insuring lease for a term of years to be negotiated, subject to periodic upward only rent reviews.



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Rent

The property is available to lease at a rent of £24,000 per annum exclusive of rates and all other outgoings.

VAT

We understand that VAT is applicable on the transaction at the prevailing rate.

Legal Costs

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

Energy Performance Certificate

The property has an energy performance rating of D-100.

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 agents, Salloway:-

Tel: 01332 298000

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

Alternatively, please contact Joint Agents, McBeath Property Consultancy:-

Tel: 01904 692929

Email: tom@mcbeathproperty.co.uk



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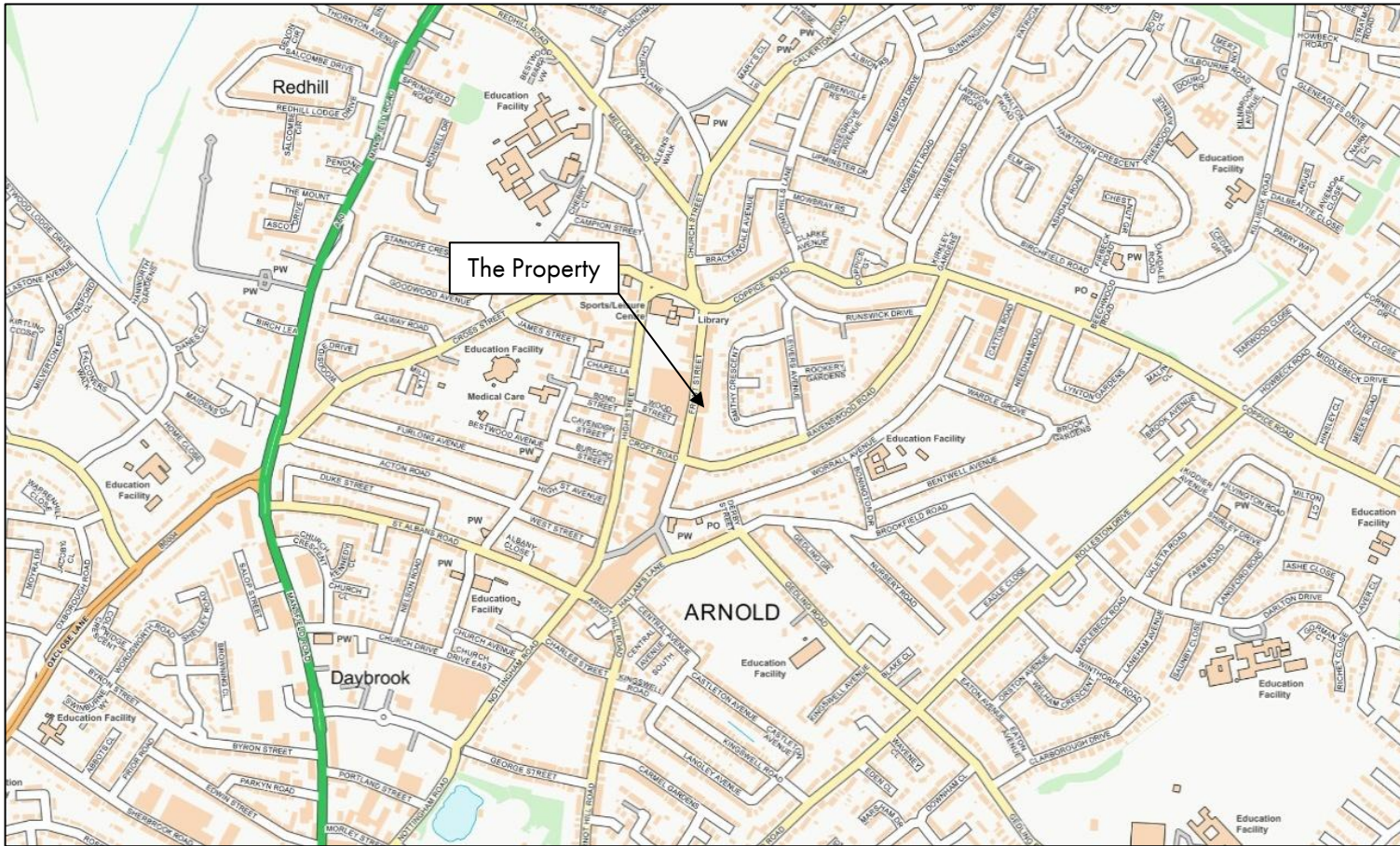
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This brochure is intended to be a guide only so please read these important notes:

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