

# TO LET

## PROMINENT RETAIL PREMISES



### 104 FRONT STREET, ARNOLD, NOTTINGHAM, NG5 7EG

**LOCATION**

Arnold Town Centre is a busy suburban retail destination located approximately 5 miles to the north of Nottingham City Centre. It serves a residential population of over 37,000 and benefits from a wide catchment area of 111,787 persons.

The subject property occupies a prominent position in the prime pitch of Front Street, directly opposite ASDA. This busy retail parade features a good mix of national, regional and independent retailers including Co-op Travel, William Hill, Shoe Zone and Card Factory.

There are several free car parks offering up to 2 hours of parking, together with frequent bus services with stops conveniently located on Front Street.

**DESCRIPTION**

The property is arranged over ground and first floors, offering a well-configured retail unit with a highly visible, full-height glazed frontage onto Front Street.

The property is to be full refurbished including a suspended ceiling with inset LED lighting, exposed concrete floors and painted plaster walls reading for a tenant’s fit out.

The first floor comprises a series of well-proportioned office suites with staff kitchenette and wcs, together with storage areas.

**ACCOMMODATION**

The property has the following approximate areas:-

Ground Floor	171.82 sq.m.	1,849 sq.ft.
First Floor	134.00 sq.m.	1,442 sq.ft.
Total Net Internal Area	305.82 sq.m.	3,292 sq.ft.

**TERMS**

The property is available on a new full repairing and insuring lease, for a term of years to be agreed.

**RENTAL**

£30,000 per annum exclusive.

**RATES**

We understand the property has a Rateable Value of £31,500.

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

**ENERGY PERFORMANCE CERTIFICATE**

The property is currently awaiting re-assessment.

### PLANNING

We understand the property benefits from Use Class E planning consent under the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (202 no. 757).

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

### VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

### FURTHER INFORMATION/VIEWING

Via the joint agents:-

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Subject to Contract  
Jul-25

### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed