

RETAIL OPPORTUNITY

164-166 Front Street, Arnold, Nottingham NG5 7EG



CAN BE
DIVIDED IF
REQUIRED

RENT!



RENT ON
APPLICATION

PROMINENTLY LOCATED GROUND FLOOR RETAIL UNIT IN ARNOLD TOWN CENTRE

- Well presented, open plan shop totalling 179 sq m (1,930 sq ft) approx. (can sub-divide)
- Prominent high street location
- Nearby retailers include Asda, Shoe Zone, Halfords and Card Factory

Location:

The property is located in Arnold, a busy suburban town, which is approximately 5 miles north of Nottingham city centre.

The property is situated in a prominent location on Front Street, Arnold, with surrounding occupiers including Asda, Shoe Zone, Halfords and Card Factory.

Description:

The property comprises a ground floor retail unit which is predominantly open plan in nature, with servicing to the rear.

The property has the opportunity to be subdivided to meet occupiers' requirements.

Accommodation:

Unit	Sq m	Sq Ft
164 Front Street	78	840
166 Front Street	101	1,090
Total	179 sq m	1,930 sq ft

Terms:

The property is available to rent on a new FRI lease for a term of years to be agreed.

Planning:

A1 (Shops) A2 (Financial & Professional Services), A3 (Restaurant & Cafés) and A5 (Hot Food Takeaway) uses.

Rent:

Price on application.

Rates:

Rates to be assessed.

VAT:

Vat is applicable.

EPC:

164-166 Front Street

C – 51

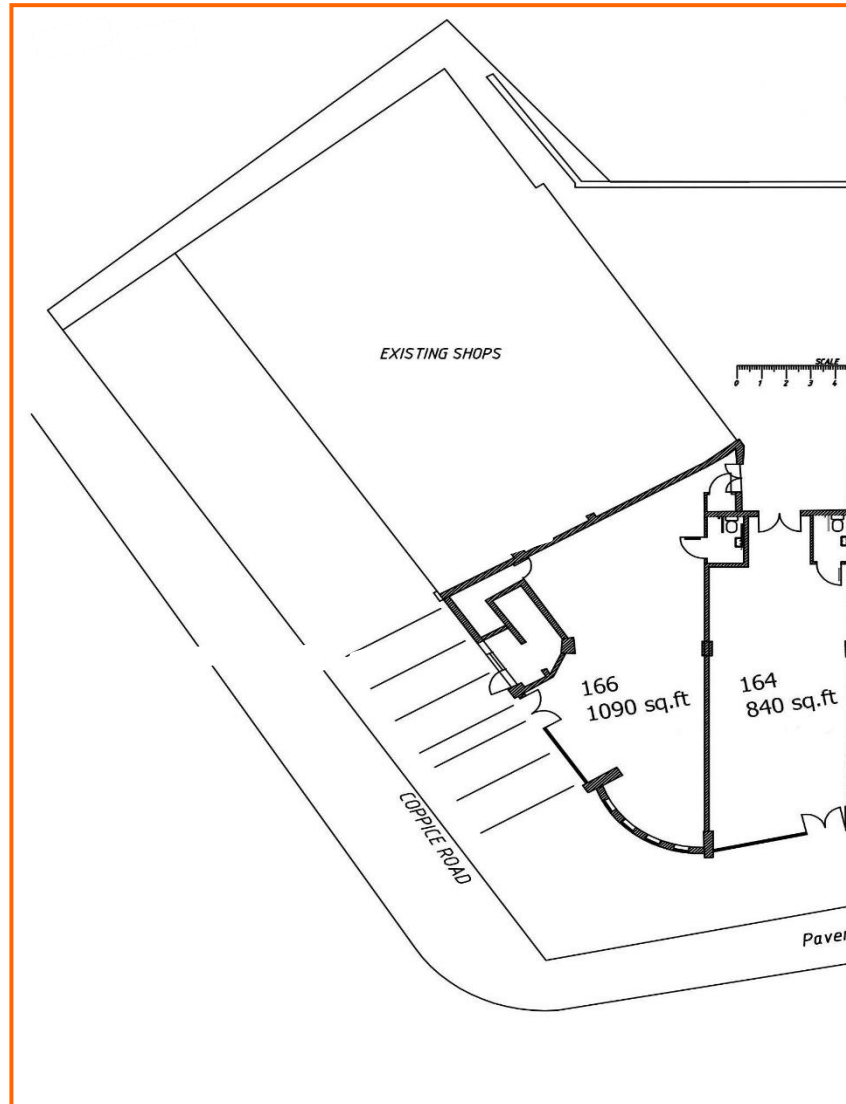
**Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk
OR Jonathan Emmerson 0115 979 3490 jemmerson@heb.co.uk**

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



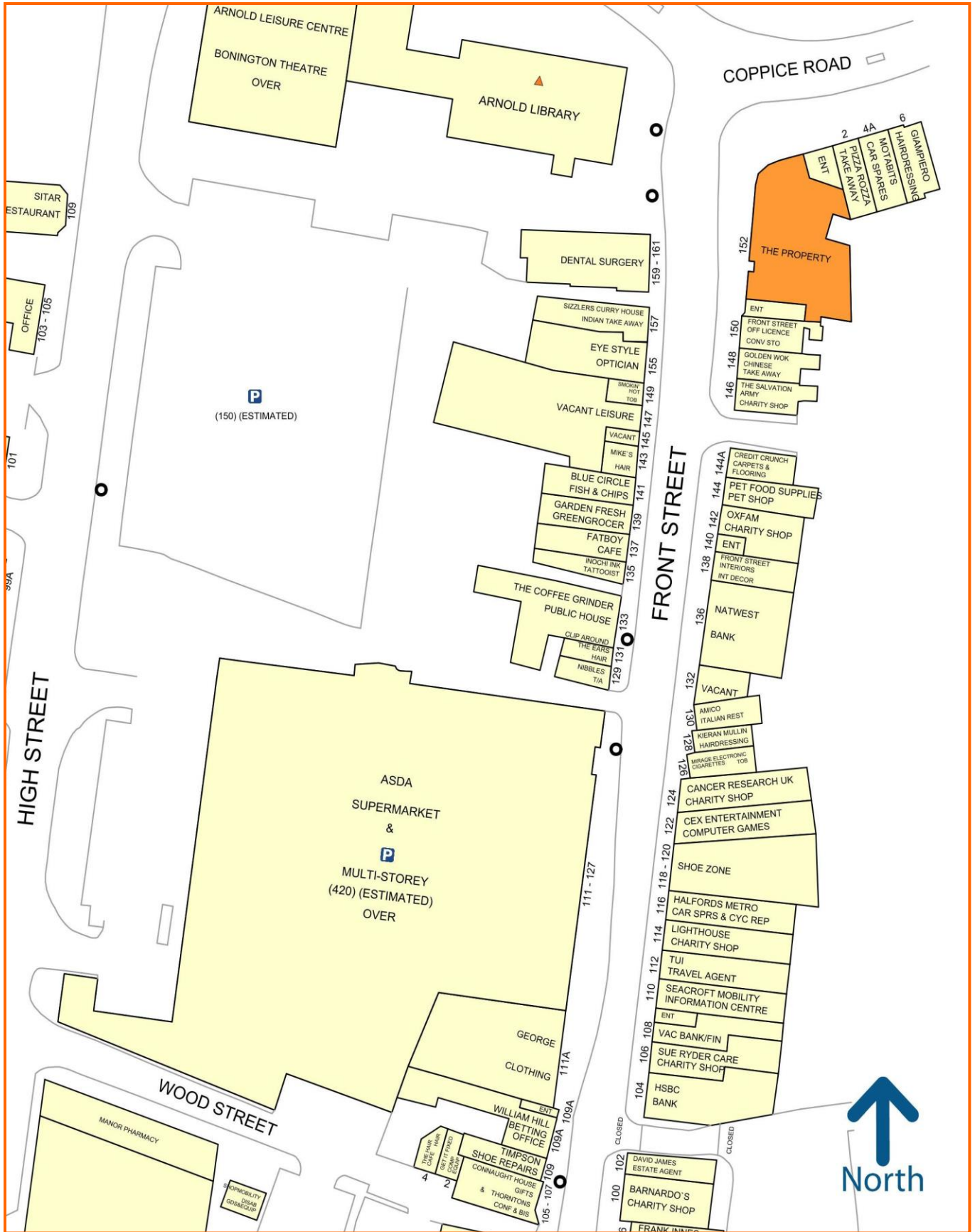
The unit can be split as follows:-



Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk
OR Jonathan Emmerson 0115 979 3490 jemmerson@heb.co.uk

0115 950 6611

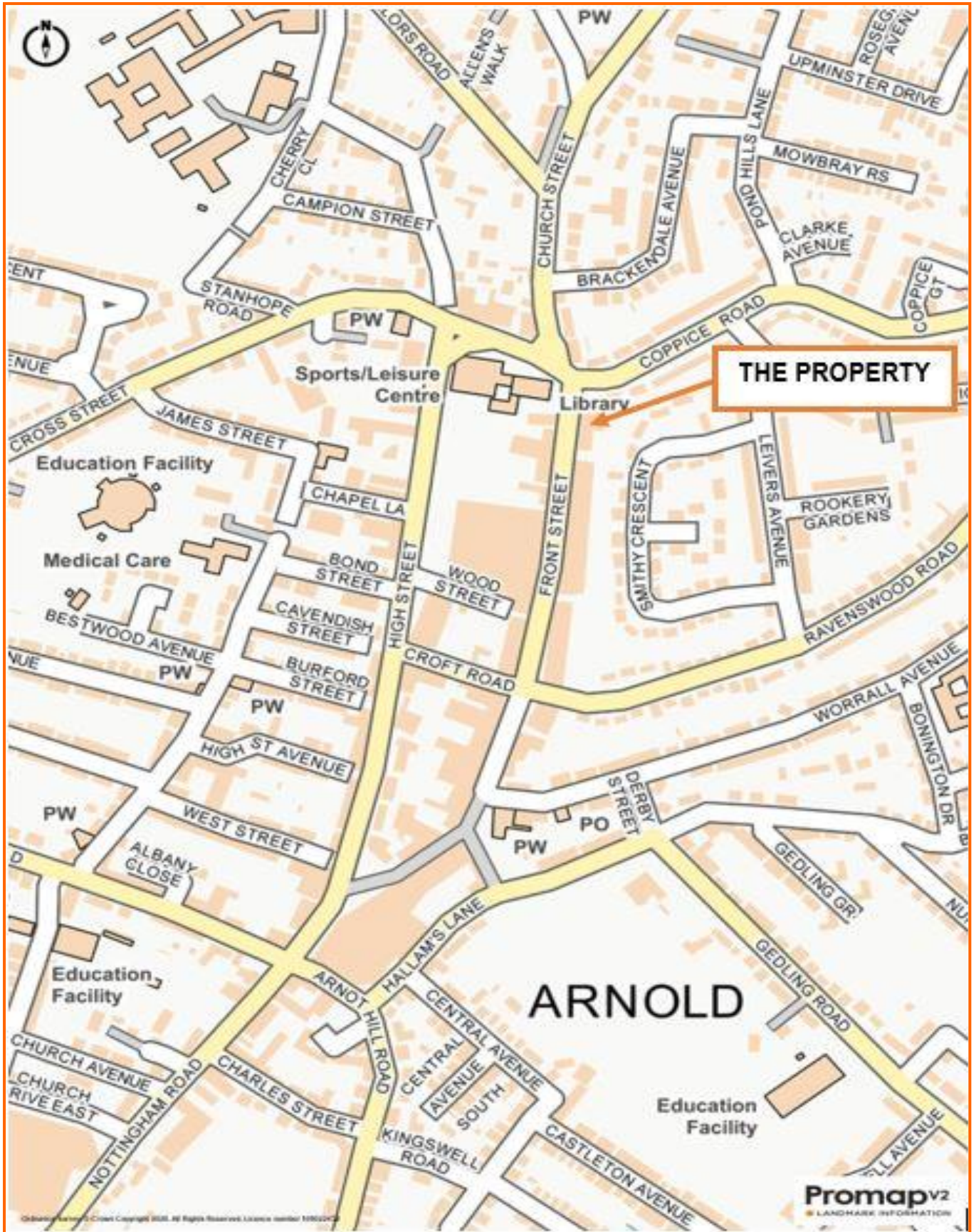
heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk
 OR Jonathan Emmerson 0115 979 3490 jemmerson@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.