

# RETAIL OPPORTUNITY

90-92 Front Street, Arnold, Nottingham NG5 7EJ



## RENT!

**£50,000  
PER ANNUM -  
WOULD DIVIDE**

## PROMINENTLY LOCATED RETAIL UNIT IN ARNOLD TOWN CENTRE

- Well presented open plan accommodation totalling 170 sq m (1,833 sq ft) approx. (will divide)
- Prime High Street Location
- Adjacent retailers include Asda, Ladbrokes, Bonmarché, Card Factory & Boots the Chemist

### Location:

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

The property is situated in a 100% prime location on Front Street, Arnold, with surrounding occupiers including Asda, Ladbrokes, Bonmarché, Card Factory and Boots the Chemist.

### Description:

The property comprises a double ground floor retail unit which is predominantly open plan in nature. A kitchenette, WC, stores and goods areas are located to the rear of the retail area.

There is a Council car park to the rear and servicing.

Externally, a large part of the pavement to the front of the shop is included within the demise.

### Accommodation:

Ground Floor Sales:	147 sq m	(1,582 sq ft)
Goods / Stores:	23 sq m	( 248 sq ft)

*The unit could be divided if required.*

### Terms:

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

Current tenancy (Jack Fulton) to end December 2019.

### Rent:

The property is available to rent at a level of:-

**£50,000 per annum**

### Planning:

Existing A1 (Shops) use, with A2, A3 and A5 applied for.

### Rates:

Rateable Value: £41,500

### VAT:

Vat is applicable.

### EPC:

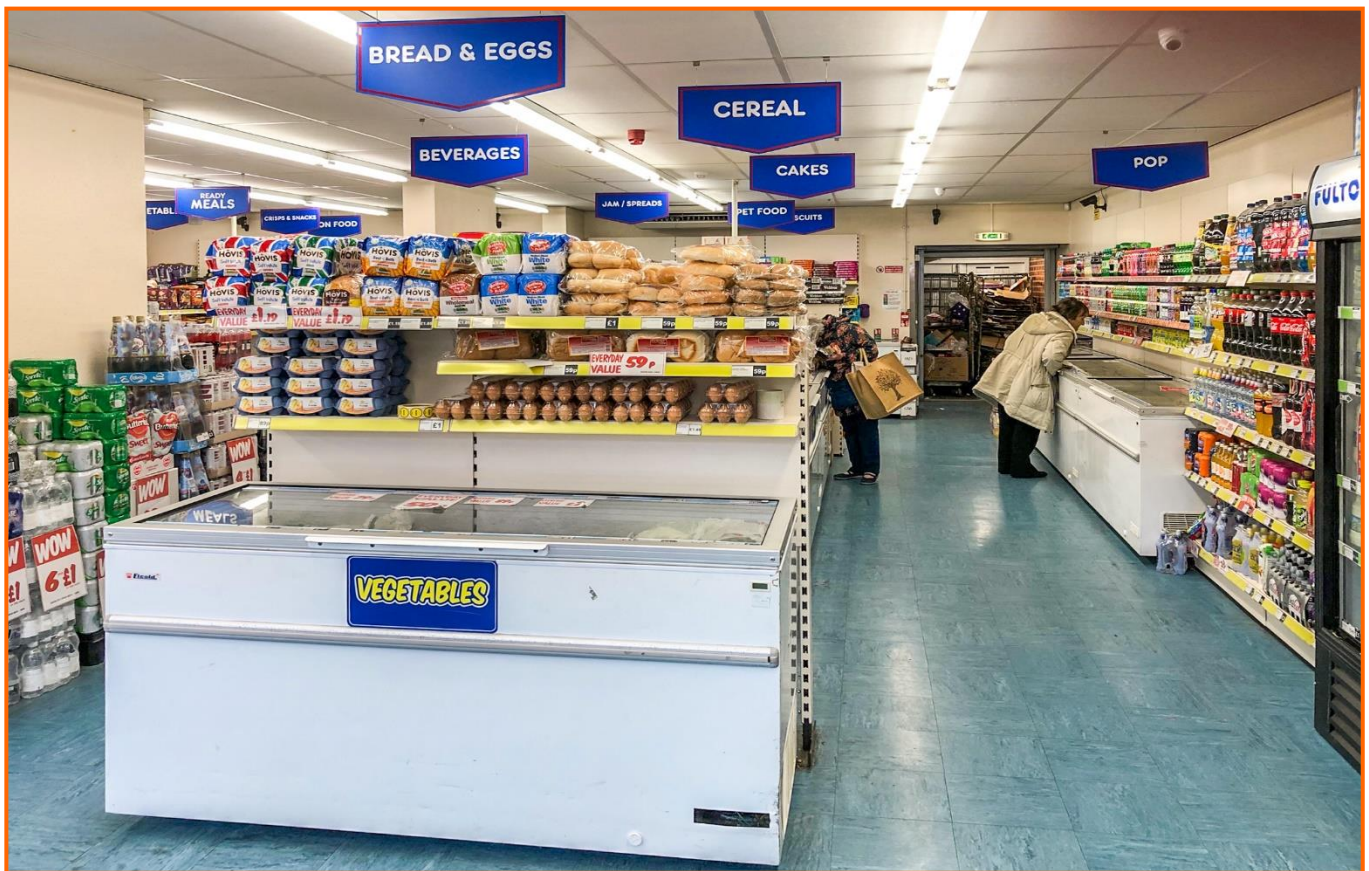
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**Interested? Contact Jonathan Emmerson 0115 979 3490 [jemmerson@heb.co.uk](mailto:jemmerson@heb.co.uk)  
OR Nick Morgan 0115 979 3495 [nmorgan@heb.co.uk](mailto:nmorgan@heb.co.uk)**

**0115 950 6611**

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



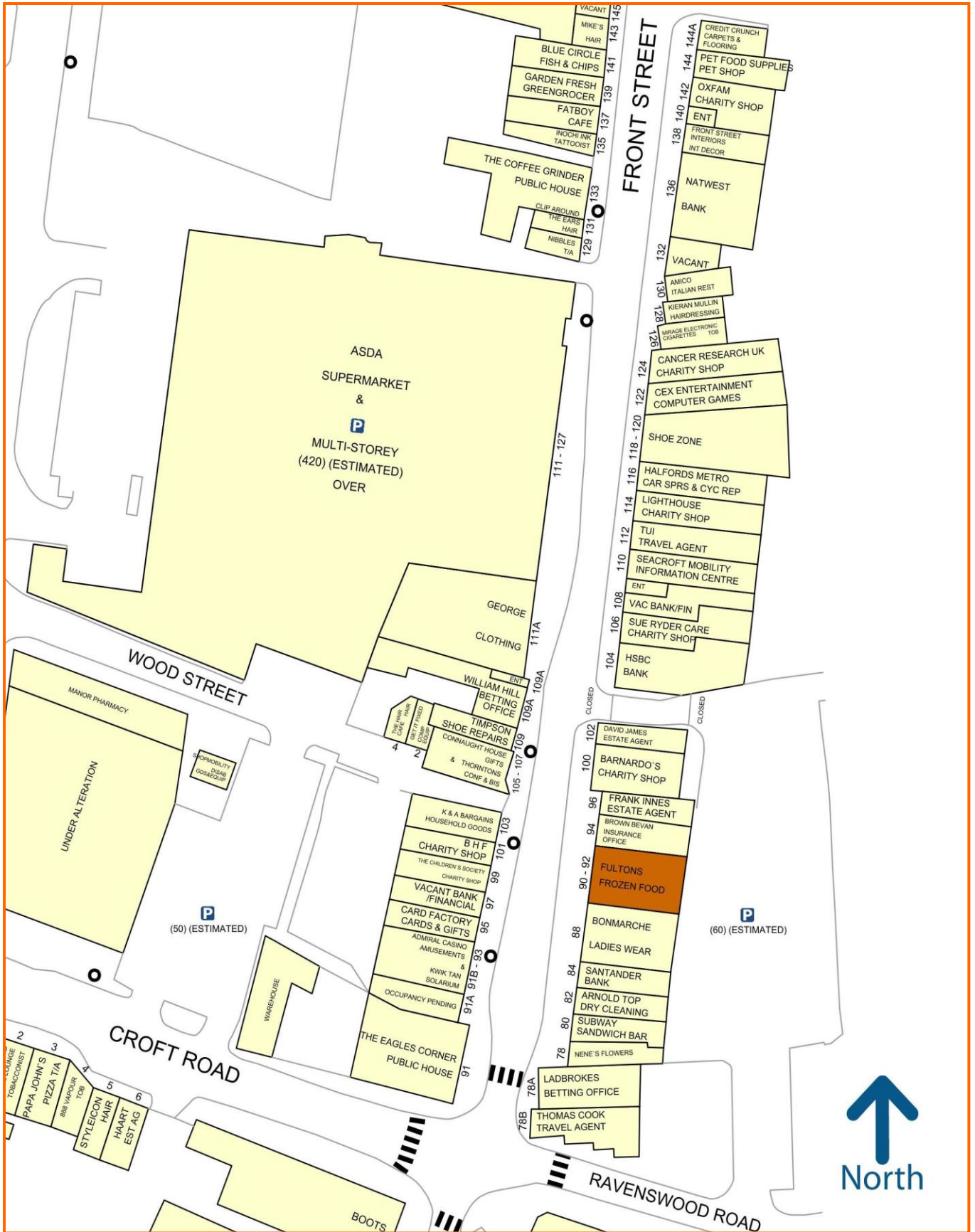


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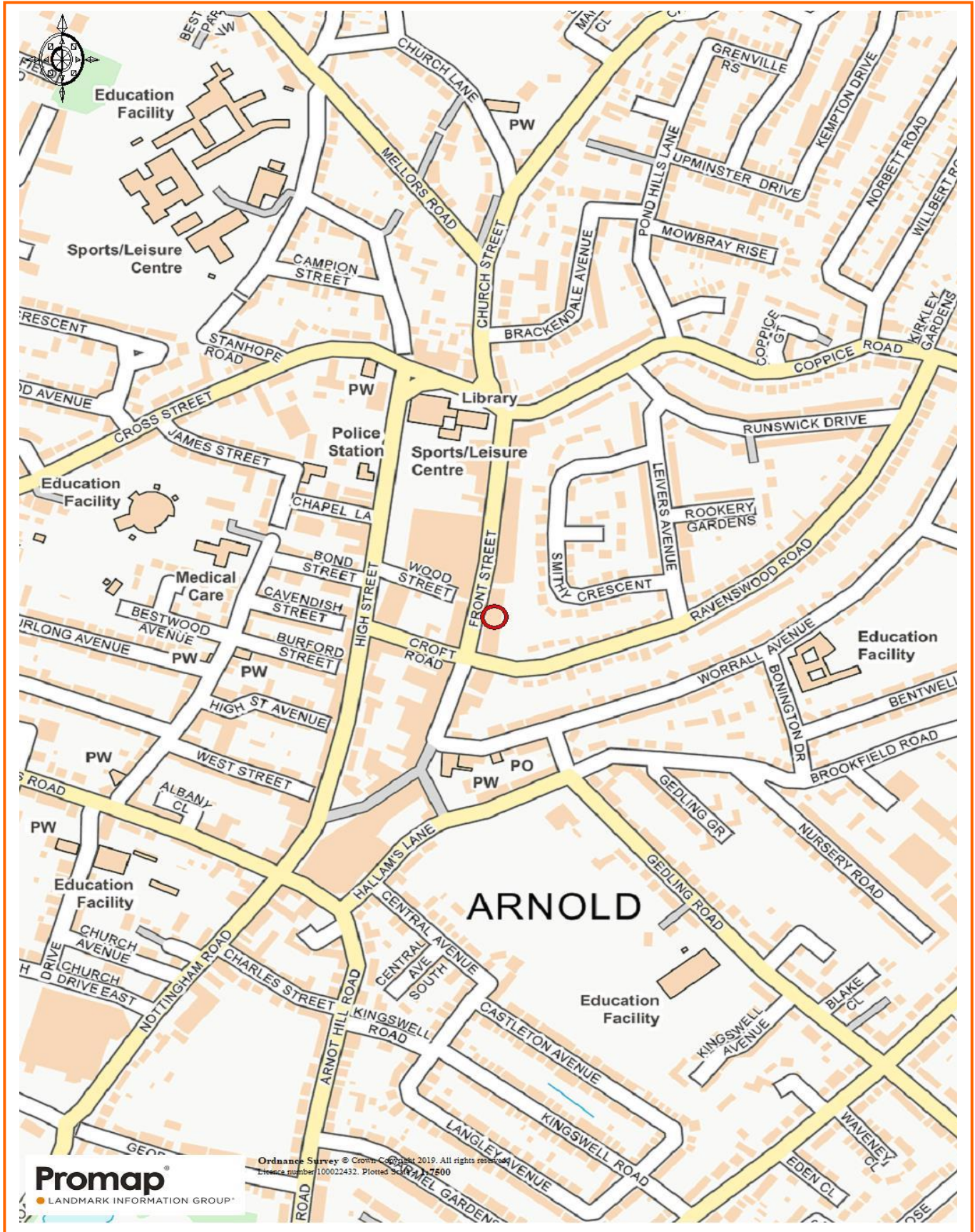


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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers 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.