

ARNOLD, NOTTINGHAM – 116 FRONT STREET

PROMINENT RETAIL UNIT IN BUSY TOWN CENTRE OPPOSITE ASDA SUPERMARKET



LOCATION

Arnold is a busy market town situated approximately 5 miles north of Nottingham City Centre. At the time of the 2011 census, Arnold had a population of 37,768.

The High Street is home to a mix of local and national occupiers, including **Asda, CEX, NatWest, Fultons Foods** and **Card Factory**.

THE PROPERTY

The premises are arranged over ground floor only and offers the following approximate floor area:

Gross Frontage	-	5.6 m	18' 06"
Net Frontage	-	5.4 m	17' 09"
Internal Width	-	5.3 m	17' 05"
Shop Depth	-	21.1 m	69' 03"
Ground Floor Sales	-	89.0 m ²	964 sq.ft.
Ground Floor Ancillary	-	16.0 m ²	171 sq.ft.

EPC

An EPC is available upon request.

COSTS

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

LEASE

The premises are held by way of an effective FRI lease expiring on 11th May 2027 subject to an upward only rent review and tenant only break with effect 12th May 2022 at a current rental of **£25,000 p.a. excl.**

Please note, the tenant has served the break notice and so the lease expires with effect May 2022.

TERMS

Offers are invited on an assignment or underlease basis with terms available upon request.

RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	£22,750
UBR (2021/2022)	-	49.9p

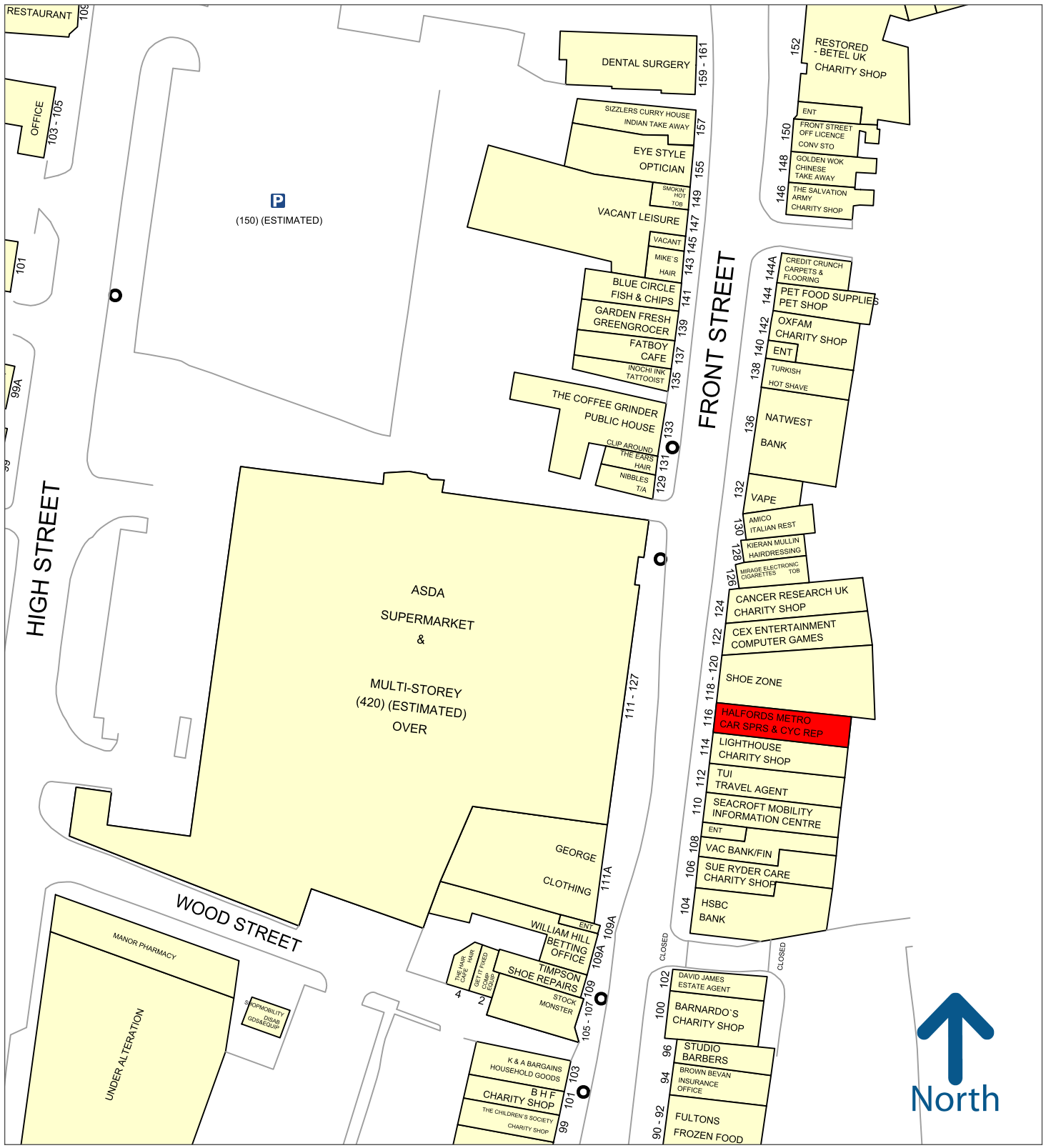
Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the Business Rates Department of Gedling Borough Council – Tel: 0115 901 3901

INSPECTION

Viewings can only be carried out with prior notice by contacting:-

Mark Cherry markcherry@sprrg.co.uk

Tel: 020 7409 2100



50 metres

Experian Goad Plan Created: 02/02/2021
Created By: Smith Price RRG



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Important notice – all premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of Smith Price RRG LLP, their employees or their clients and serve only as an introductory guide to the premises. No part of them constitute a part of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Smith Price RRG LLP nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. All measurements are approximate.