

70 Front Street | Arnold
Nottingham | NG5 7EJ

Prime position retail unit in Arnold town centre

Ground Floor Sales 101.93m² (1,097ft²)



- Return frontage
- Prime retailing position in the town
- Use Class E
- Nearby operators include Costa, Greggs, Boyes, Iceland and Boots
- Quoting Rent £19,500 per annum

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To Let



Location

Arnold town centre is a busy suburban shopping location, situated approximately 5 miles north of Nottingham city centre. The town has a resident population of 37,402 people, with a catchment population of 111,787 people.

The premises occupy a prominent corner position with return frontage close to the pedestrianised section of the town centre.

Occupiers in the immediate vicinity include Iceland, Costa Coffee, Greggs, Superdrug, Boots, Boyes and Savers.

Accommodation

The property provides the following approximate areas:-

Description		
Gross Frontage	9.52m	31'3"
Net Frontage	7.75m	25'5"
Ground Floor Sales	101.93m ²	1,097ft ²

(This information is given for guidance purposes only).



Lease Terms

The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a rent of:-

£19,500 per annum

Planning

It is understood the property falls within **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

VAT

VAT is applicable at the prevailing rate.

Business Rates

We are verbally advised by Gedling Borough Council Business Rates Department that the property is assessed as follows:-

Rateable Value: £24,500

The current UBR is 49.9p. Under the latest Government relief qualifying retail and hospitality businesses impacted by Covid-19 will receive full rates relief until 30/6/21, thereafter and to 31/3/22 there will be a discount of 66%.

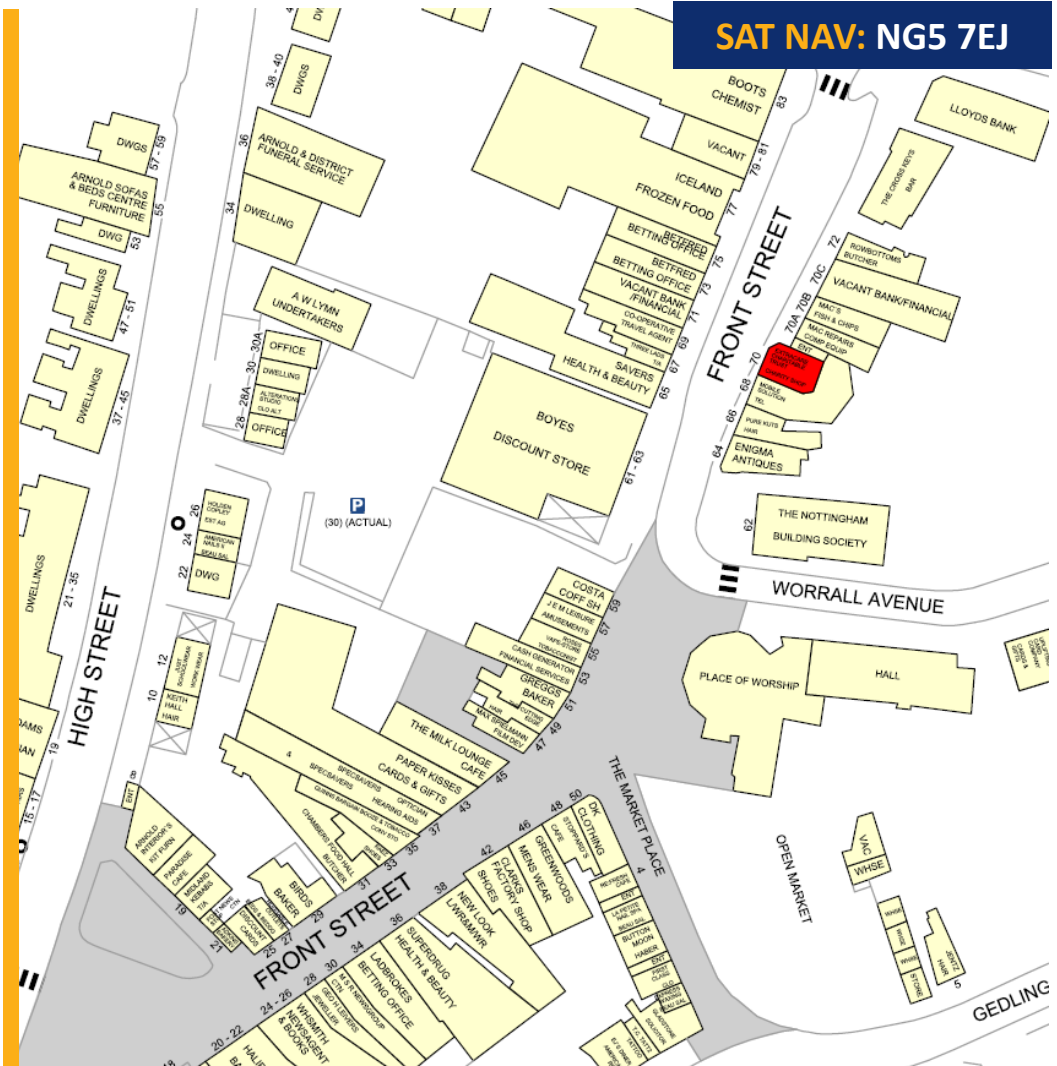
This information is for guidance only and all parties should satisfy themselves with the local billing authority.

EPC

A copy of the EPC is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred.



For further information or to arrange to view please contact:

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