

10,000
sq.ft

PRIME BIG BOX RETAIL UNIT

5,657 - 14,776 sq.ft

(525.55 to 1,372.72 sq.m)

(Larger size when combined with unit 4)

- Prime retail space in busy town centre
- Free car parking directly above
- Use Class E
- Nearby operators include Wilko, Halifax, Superdrug, Costa and Birds Bakery
- May split

100% RATES RELIEF AVAILABLE*

Due to Covid-19



6 Front Street, Arnold, Nottingham NG5 7EL



6 Front Street, Arnold, Nottingham NG5 7EL

DESCRIPTION

The property comprises of an open plan ground floor retail unit with prominent wide frontage onto Front Street.

The property has been used by a fashion retailer and is therefore fitted out accordingly. There is a rear service yard at the back of the building. The current accommodation provides the following:

AREAS (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	5,657	525.55

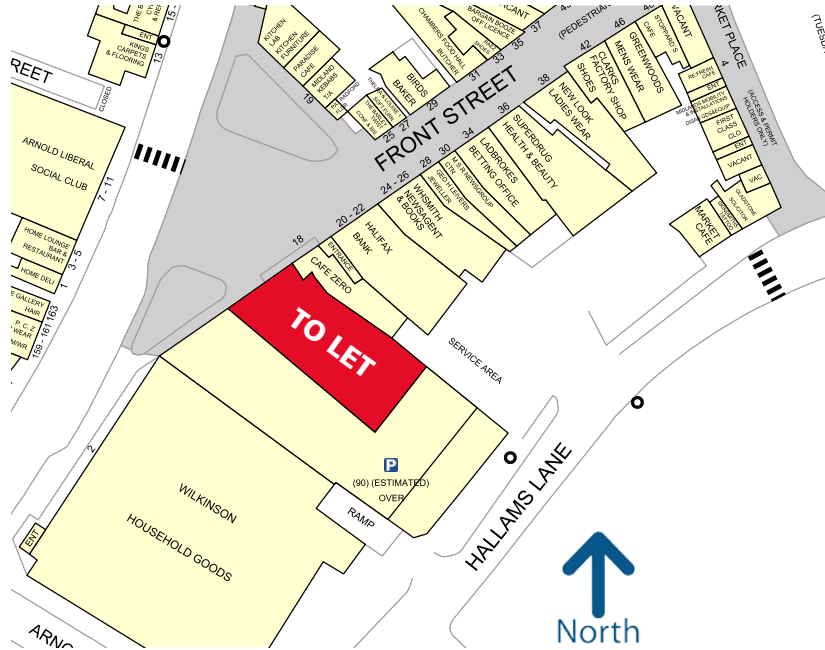
Splitting of the space to cater for smaller requirements would be considered.



LOCATION - NG5 7EL

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 property is situated on the most prime section of Front Street which is pedestrianised. Directly above the property is a car park which provides 2 hours free parking.



SERVICE CHARGE & INSURANCE

Service charge is 50p per sq.ft plus VAT per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

RENT

£12 per sq.ft exclusive, plus VAT.

RATEABLE VALUE

£51,500. Under the latest Government Relief, no business rates will be payable until the end of March 2021 for qualifying retail and hospitality businesses.

SERVICES

The unit has electricity and water connected.

ENERGY PERFORMANCE

Further information available upon request.

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.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VIEWING

Strictly via prior appointment with the appointed agent:



Oliver Marshall
T: 0115 841 1142
M: 07887 787 885
E: oliver@fhp.co.uk

Jack Shakespeare
T: 0115 908 2101
M: 07817 924 949
E: jack@fhp.co.uk

Owned and Managed by



Barry Flint
M: 07825 138755
E: Bflint@lcpproperties.co.uk

*Potential occupiers to make own enquiries to clarify accuracy of data.

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 736 of the Companies Act 1985) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk