

GROUND FLOOR RETAIL UNIT

TO LET

McBeath
Property Consultancy
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**106 FRONT STREET, ARNOLD,
NOTTINGHAM, NG5 7EG**

- ✓ **1,337 SQ.FT (124.21 SQ.M)**
- ✓ **WELL-PROPORTIONED GROUND FLOOR RETAIL UNIT**
- ✓ **LOCATED WITHIN ARNOLD'S PRIMARY RETAIL PITCH.**
- ✓ **ALLOCATED CAR PARKING PROVISIONS TO THE REAR.**
- ✓ **AVAILABLE MARCH 2026.**

McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

LOCATION

Arnold town centre is a suburban retail destination, located approximately 5 miles to the north of Nottingham City Centre. It serves a residential population of over 37,000 people. The subject property occupies a prominent position on Front Street, directly opposite ASDA, being the anchor occupier in Arnold.

The location represents the suburb's prime retail pitch. This busy parade features a good mix of national, regional and independent retailers. Positioned centrally within the pitch, the property benefits from high passing footfall, with nearby occupiers including Co-Op Travel, William Hill, Shoe Zone and Card Factory.

The area is well-supported by several nearby free town centre car parks offering up to 2 hours of parking, as well as frequent bus services with stops conveniently located.

DESCRIPTION

The property comprises a well-proportioned ground floor retail unit which benefits from a highly visible display frontage to Front Street – Arnold's principal retail pitch.

Internally, to the front, the property comprises an open plan retail area with wood effect flooring, painted plaster walls and a suspended ceiling inclusive of LED lighting and comfort cooling/heating. To the rear, the property provides ancillary office and storage accommodation, together with a staff room/kitchen and both male and female w/c facilities.

Externally, the property benefits from 2 allocated car parking spaces located within a shared private car park to the rear of the building.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate Net Internal Areas: -

Ground Floor Retail	77.71 sq.m	836 sq.ft
Ground Floor Ancillary	46.50 sq.m	501 sq.ft
TOTAL	124.21 sq.m	1,337 sq.ft

TERMS

The unit is available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£24,000 per annum exclusive**.

RATEABLE VALUE

We understand the property is assessed as follows:-

Rateable Value: £18,250 from 1st April 2026.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

Subject to Contract - Feb 26

SERVICES

The property is connected for mains services, including electricity, water and drainage.

PLANNING

The property is understood to benefit from Use Class E (Commercial, Business and Service) planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No.757).

Interested parties are advised to confirm all planning queries with the Local Planning Authority.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (100). A copy of the EPC is available on request.

LEGAL COSTS

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

VAT

We understand that VAT is applicable on the transaction at the prevailing rate.

VIEWING

To discuss this opportunity further or to arrange a viewing please contact agents, McBeath Property Consultancy:-

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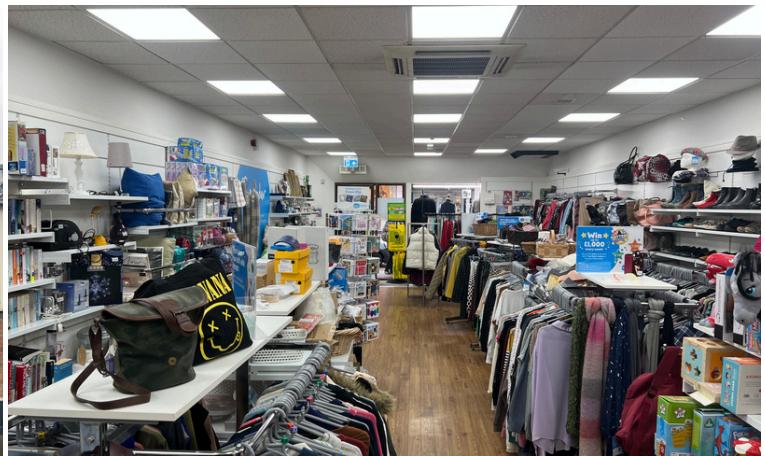
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Alternatively please contact the joint agents, Salloway: -

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