

# MUSSON LIGGINS




ARNOLD  
**70B FRONT  
STREET**

**£225,000**

83.70 sq m (901 sq ft)

**FOR SALE**

Ground Floor Retail Unit  
With First Floor Storage

 70b Front Street, Arnold,  
Nottingham, NG5 7EJ

 0115 941 5241

 [Jack@mussonliggins.co.uk](mailto:Jack@mussonliggins.co.uk)

 [mussonliggins.co.uk](http://mussonliggins.co.uk)

## GENERAL DESCRIPTION

The subject property comprises ground floor retail unit with rear access and storage, together with further storage at first floor level located in Arnold Town Centre.

### FEATURES

- ▶ ADDITIONAL STORAGE TO THE FIRST FLOOR
- ▶ W/C AND SHOWER FACILITIES
- ▶ PROMINENT POSITIONING
- ▶ GLASS RETAIL FRONTAGE



70b Front Street  
Arnold  
Nottingham  
NG5 7EJ



## LOCATION

The property is located with a frontage to Front Street, which is the main retail area of Arnold, surrounded by nearby retailers and cafes.

Nottingham City Centre is approximately 4.5 miles distance to the south of the premises, accessed via the A611 Mansfield Road, one of the main arterial routeways in and out of the city.

Arnold is a market town, unparished area, and suburb of the city of Nottingham, in the English ceremonial county of Nottinghamshire. It is situated to the north-east of Nottingham's city boundary and is in the local government district of Gedling Borough.

The property itself is located within the main commercial area of Arnold and is surrounded by well-established retailers such as Boots, Costa Coffee and Iceland alongside a number of small independent retailers.

## DESCRIPTION

The premises comprise of a mid-terraced quality retail unit occupying a prominent position on Front Street, Arnold built up of brick and blockwork elevations beneath a flat roof covering.

Internally, the premises offer ground floor retail accommodation with rear access alongside storage, preparation, and kitchen facilities. The property provides further storage at first floor level, with W/C and shower facilities.

We have been informed the property benefits from a shared yard area to the rear of the property.

Car parking can be applied for by traders through Gedling Borough Council at either a quarterly or annual cost.



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70b Front Street	M <sup>2</sup>	Ft <sup>2</sup>
GF Retail Area	25.20	271
GF Preparation Area and Kitchen	37.50	404
FF Storage, W/C & Shower	21.00	226
<b>Total Accommodation</b>	<b>83.70</b>	<b>901</b>



## BUSINESS RATES

Rateable value: £12,250

For further information on Rates Payable and Small Business Rates Relief contact Gedling Borough Council.

## PLANNING

We understand that the property has Planning Consent for its existing use.

For further information, please contact Gedling Borough Council.

## EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents.

## TERMS

The property is tenanted by way of an FRI Lease, commencing on 1st June 2018, expiring on 31st May 2033 at a current passing rent of £16,000 per annum.

It is understood that the premises benefit from 5 yearly rent reviews.

## PRICE

£225,000 (Two Hundred and Twenty Five Thousand Pounds)

## SERVICES

We understand that mains electricity, gas, water and drainage are connected to the premises.

## VAT

Prices are quoted exclusive of Value Added Tax (VAT).

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

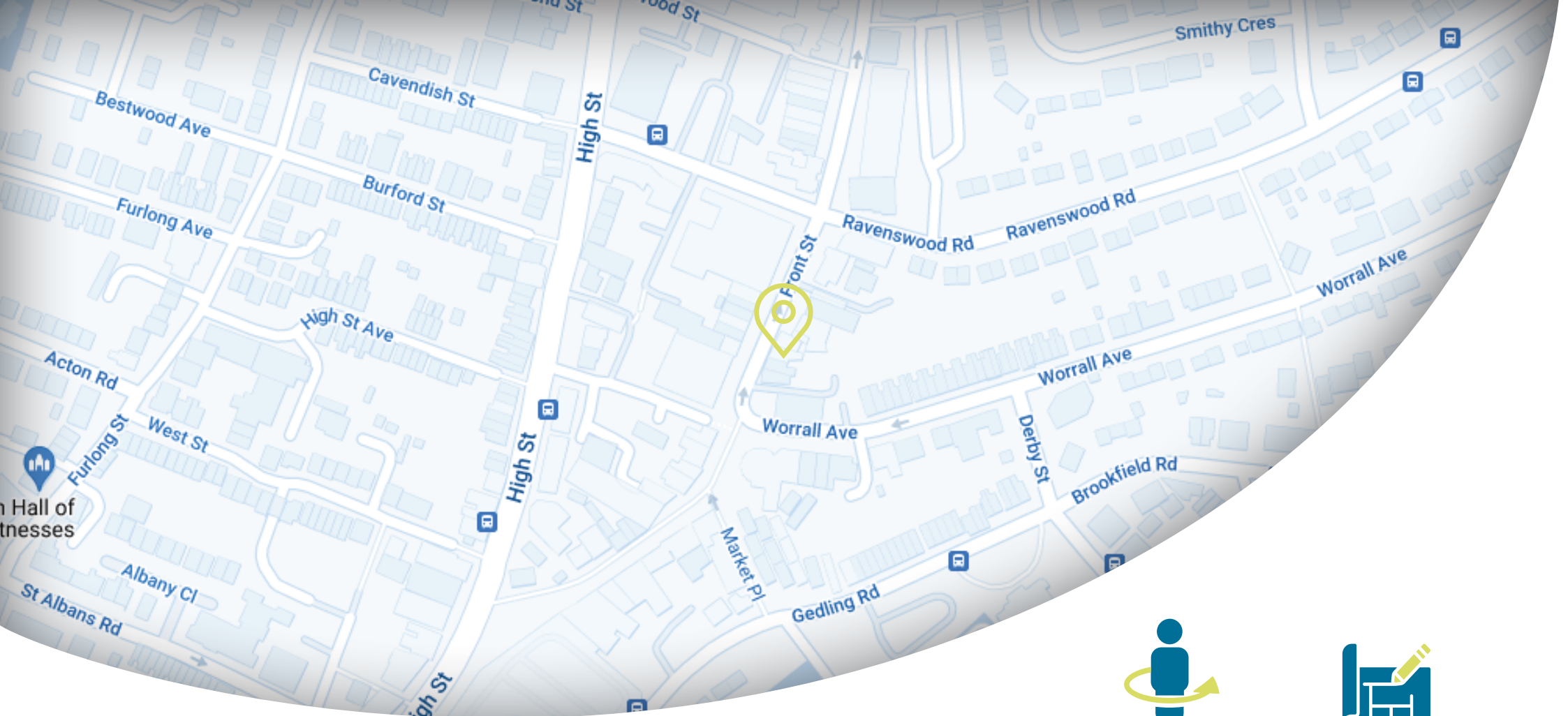
## VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

## CONTACT

Jack Farrell BSc (Hons) MRICS  
[Jack@mussonliggins.co.uk](mailto:Jack@mussonliggins.co.uk)





### MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

# MUSSON LIGGINS



Brigade House 5, Albion Street,  
Beeston, Nottingham NG9 2PA



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Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



**JACK FARRELL** BSc (HONS) MRICS  
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