

RETAIL OPPORTUNITY

2 Arnot Hill Road, Arnold, Nottingham NG5 6LJ



RENT! CENTRALLY LOCATED RETAIL UNIT IN ARNOLD TOWN CENTRE

- Open plan shop totalling 48.4 sq m (521 sq ft)
- Excellent visibility & branding opportunity
- Situated opposite Wilko Retail Ltd
- Available due to retirement of existing occupier, who has been in occupation for over 20 years



LOCATION:

The property is centrally located in Arnold, a busy suburban town which is located approximately 4 miles north of Nottingham city centre.

Surrounding occupiers include Wilkos, Argos, Costa Coffee, Sainsburys and Greggs.

DESCRIPTION:

The property comprises a ground floor retail unit which is predominantly open plan in nature. A kitchenette and WC are provided to the rear of the retail area, plus separate stores.

The property benefits from a service yard to the rear with an allocated parking area which is provided on an ad-hoc first come first served basis.

Storage garages are available to rent in addition to the advertised rent (details on application).

ACCOMMODATION:

DEMISE	SQ M	SQ FT
Ground Floor Sales:	43.3	466
Stores:	1.18	12.7
Kitchen:	3.91	42
TOTAL:	48.39	520.7

TERMS:

The property is available on a new FRI lease for a term to be agreed.

RENT:

The property is available to rent at a level of:-

**£12,000 Per Annum Exclusive
(Twelve Thousand Pounds)**

RATES:

Rateable Value:- £7,100

VAT:

Vat is applicable to the rent.

EPC:

D – 77

**Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk
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THE PROPERTY

Sainsbury's

COSTA

wilko

Argos

Boots

MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.