



**TO LET**

# FIRST FLOOR 159A FRONT STREET

ARNOLD, NOTTINGHAM NG5 7EE

**181.97 sq m** (1,958 sq ft)

Spacious first floor office accommodation



- Prominent location on Front Street
- Generous office space in a high street setting
- Busy thoroughfare and high footfall
- Abundance of public car parks and great transport links
- Suitable for a variety of uses
- Good local and national occupiers in the vicinity



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG

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## LOCATION

Arnold is a market town located approximately 4 miles north-east of Nottingham city centre. The premises are situated on Front Street, in the heart of the town centre, which forms the main thoroughfare through Arnold and benefits from high levels of footfall and good accessibility. The area is well served by public transport, with regular bus services providing connections to surrounding districts and the City Centre. Nearby occupiers include a mix of local, national and independent retailers, along with a variety of bars and restaurants.

## DESCRIPTION

The property comprises a first-floor office suite most recently used as a hair and beauty studio, and as such, retains several fixtures associated with that use, including large wall-mounted mirrors within the main open-plan area.

The main space features a laminate wood floor, painted plastered walls/ceilings and Category 2 strip lighting, which continues throughout into the suites. Leading off the central area are four individual suites, each fitted with its own sink, offering flexibility for continued salon or clinical use, or adaptation for alternative purposes.

Ancillary accommodation includes a kitchen and two W/C facilities, supporting a range of occupational requirements.

## ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
First Floor	181.97	1,958
<b>TOTAL NIA</b>	<b>181.97</b>	<b>1,958</b>

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## EPC

Please contact the marketing agents for further information.

## TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

## BUSINESS RATES

Charging Authority:	Gedling Borough Council
Description:	Beauty Salon and Premises
Rateable Value:	£10,250
Period:	2025/26

## TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

## RENT

£20,000 per annum.

## VAT

VAT is applicable to the rent, payable at the prevailing rate.

## LEGAL COSTS

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

## OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



**SUBJECT TO CONTRACT**

Viewing: By prior appointment  
with the sole agents.

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