



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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ARNOLD, NOTTINGHAM NG5 7EE

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
TOTAL NIA	181.97	1,958

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:	2026/27

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.

ALICIA LEWIS
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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability of service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.