

# Buy!

## Multi Let Office And Retail Opportunity

234 sq m (2,525 sq ft)

- Detached multi let office building with annex
- Main building is let to Transitions Housing Solutions C.I.C and NSL Ltd
- The annex is let to an individual t/a Studio Mae
- NSL have **not** served their March 2026 Break Notice
- Combined rent passing of £25,500 per annum

**£300,000 – Net Initial Yield 8.23%**



## Location

The subject property is located on the western side of High Street in central Arnold, approximately four miles north of Nottingham city centre.

Chapel Lane is directly accessed off High Street which forms a busy road through the spine of Arnold and links the location via Cross Street, and Nottingham Road to Mansfield Road (A60).

The immediate location is situated within a mixed commercial, residential and care home area whilst being also a short walk to Front Street, which is Arnold's prime retailing pitch.

The surrounding commercial occupiers include a dominant Asda food store with significant town centre car parking, and an associated Asda petrol filling station, Walsey Plumb Centre Trade Counter and Halfords. In addition, there is a large modern doctor's surgery and Arnold Leisure Centre in a short walking distance.

## Description

The property comprises of two distinct parts with the first being a detached two storey office building which is occupied by two tenants.

Internally, the main building is split to provide two demises plus associated shared WC's and kitchen facilities which are used in common between both tenants.

NSL Ltd occupy the ground floor and part first floor, and their accommodation is a mix of both open plan office accommodation with some cellular rooms and a first floor boardroom.

Transitions Housing Solutions C.I.C occupy part of the first floor and loft space and their accommodation is cellular in nature.

In addition to the main building, there is an annex building accessed via the car park, which provides a self-contained unit, occupied by Studio Mae as a beauty salon and training academy. The annex has been well fitted to provide an open plan reception with two treatment rooms and WC facilities.

## Accommodation (Net Internal Area)

NSL Ltd	SQ M	SQ FT
Ground Floor:	84.85	913
First Floor:	38.42	414
Transitions CIC	SQ M	SQ FT
First Floor:	56.70	610
Second Floor:	26.20	283
<b>TOTAL</b>	<b>206.17</b>	<b>2,220</b>

Annex	SQ M	SQ FT
Ground Floor:	28.3	305
<b>TOTAL INC ANNEX</b>	<b>234.47</b>	<b>2,525</b>

## Tenure

The property is held freehold under title number NT56714.

## Covenant

The property is let to three tenants as follows:-

### NSL Ltd

(Company Number: 06033060)

Experian Credit Rating 100 – Very Low Risk

NSL is the UK's leading provider of parking enforcement services with over 4,000 frontline staff within 250+ UK bases.

For more information visit:

<https://www.marsdenholdings.co.uk/nsl/>

### Transitions Housing Solutions C.I.C

(Company Number: 12857035)

Transitions Housing Solutions C.I.C offer housing support solutions for vulnerable populations, including those who have encountered homelessness due to ongoing difficulties in the housing market.

For more information visit:

<https://www.transitions-cic.co.uk>

The Annex is let to an individual and is trading as Studio Mae. The studio provides a whole host of beauty treatments along with a training academy.

The lease is subject to a six month rent deposit.

## Price

**£300,000**

**FREEHOLD**

## Tenancy

Address	Tenant	Lease Start	Lease Expiry	Break Clauses	Rent (p.a.)	Rent Review	Unexpired Lease Term to Expiry
<b>Ground Floor and Part First</b>	NSL Limited	07/02/2023	31/12/2029	<b>MARCH 2026 – NOT EXERCISED</b>	£12,000	07/02/2026	4.46
<b>Part First Floor and Second Floor</b>	Transitions Housing C.I.C	17/11/2023	16/11/2028		£7,500		3.34
<b>Annex</b>	Individual	28/04/2023	27/04/2028		£6,000		2.78
					<b>£25,500</b>		

The main building and the associated leases are subject to a “services” cost which is recharged on the following basis:-

NSL Ltd are liable for 66% and Transitions Housing Solutions C.I.C are liable for 34% of the utility costs and the items stated as “services”, in the leases.

Both NSL and Transitions C.I.C have five car parking spaces each, which are situated in the car parking areas either side of the main building. A car parking plan is available.

The Annex is self-contained for electric and water and has no gas supply.

## Price

Offers are invited in excess of:-

**£300,000**  
**(Freehold)**

which reflects a net initial yield of 8.23% after purchaser’s costs of 3.30%.

## EPC

The properties have EPC ratings of:-

Main Building: **C-70**  
Annex: **E-112**

## VAT

The property is VAT registered.

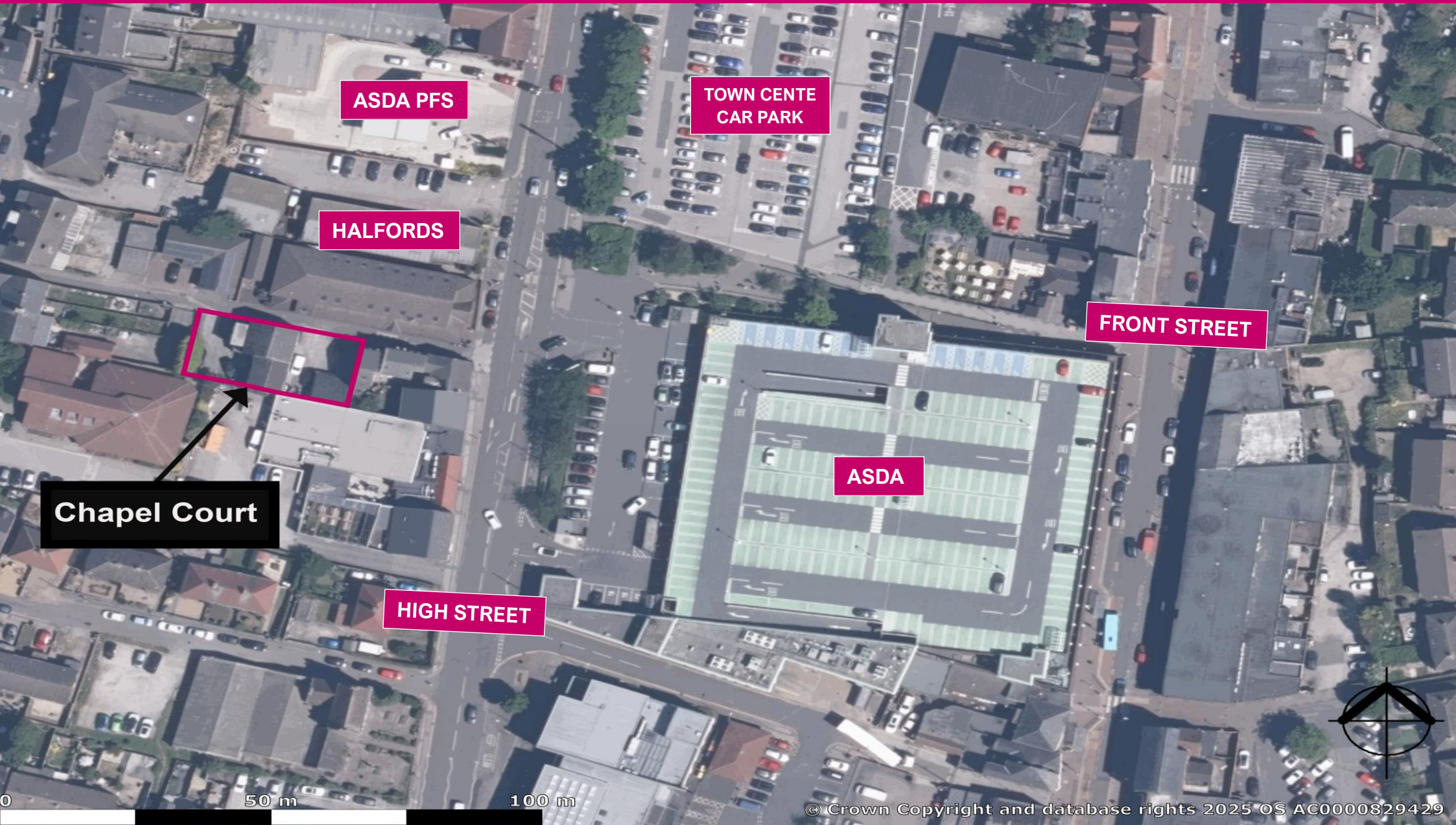
## Anti Money Laundering

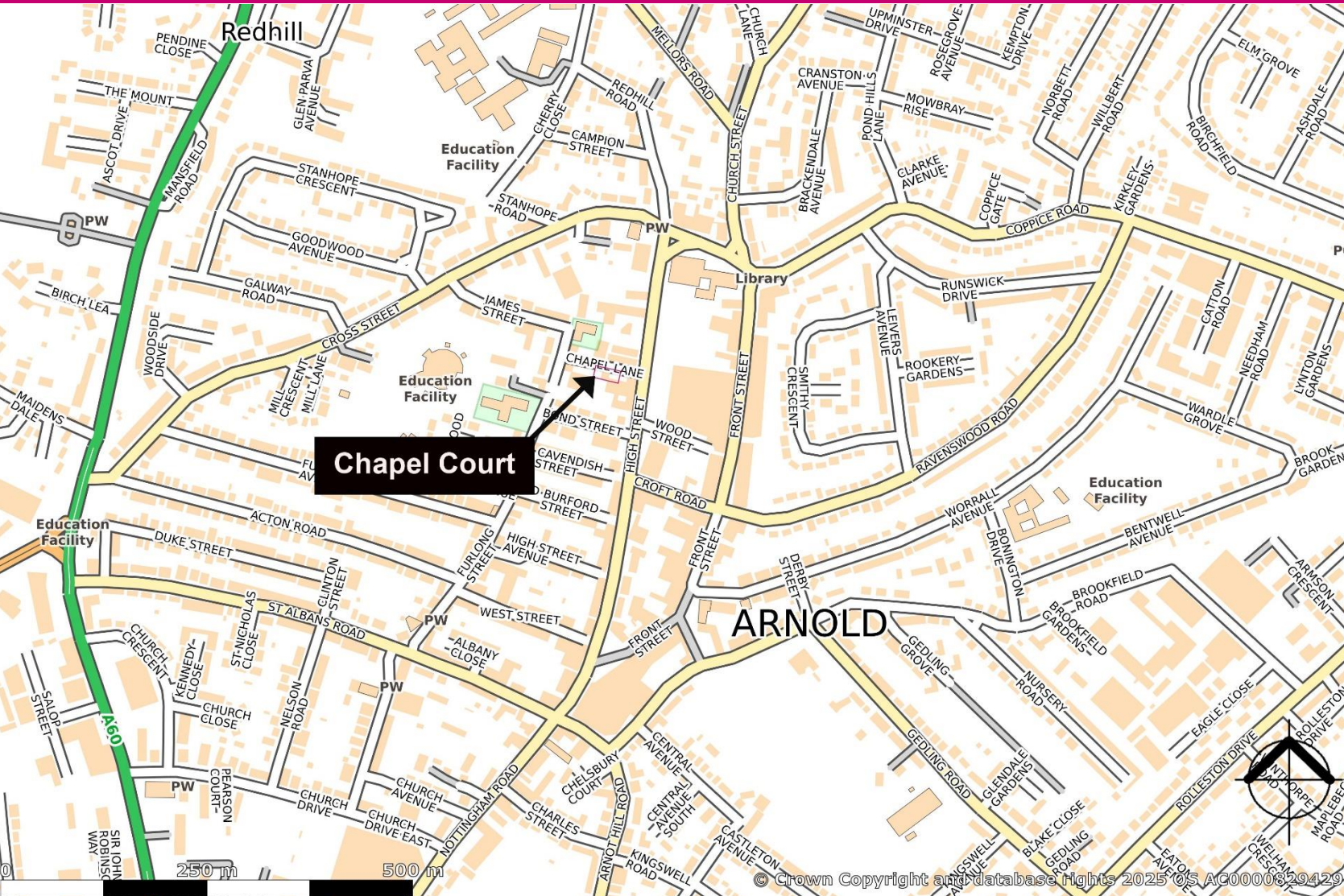
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Viewings

Interested parties should not visit the premises without first speaking with the selling agents.







For further information or  
to arrange a viewing  
please contact:-

**Will Torr**  
07866 716 974  
wtorr@heb.co.uk



**heb Chartered Surveyors**

Canalside House, 6 Canal Street  
Nottingham NG1 7EH

0115 950 6611 | info@heb.co.uk

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

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