



Rex Gooding

To Let

**4 Arnot Hill Road
Nottingham
NG5 6LJ**

£14,000 per annum.

Location

The property is located on the junction of Arnot Hill Road and Nottingham Road in the Town of Arnold.

Arnold is situated approximately 3.6 miles Northeast of Nottingham City Centre.

Accommodation

This ground Floor accommodation has full frontage window display, with the majority of the space to the front and an extra room to the rear. There is a separate WC and Kitchenette

The Building

Ground floor retail unit available immediately, currently trading as a Dog Groomers

The property is available on an Effectively Full Repairing and Insuring Lease for a Term of years to be agreed.

This retail unit offers a great opportunity for an array of businesses. Near by occupiers include Wilko (located opposite), Wetherspoons, Oxfam, Poundland, WHSmith and Peacocks.

Ground Floor

Retails Sales	59 sqm	644sq ft
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The property has the above approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice

For further information and to arrange access for an onsite inspection please contact Rex Gooding on 0115 945 5553 or info@rexgooding.com

0115 9455 553
info@rexgooding.com
4 Albert Road, West Bridgford, NG2 5GQ

Sales. Lettings. Property Management.

Partnership No. OC317866 Regulated by RICS

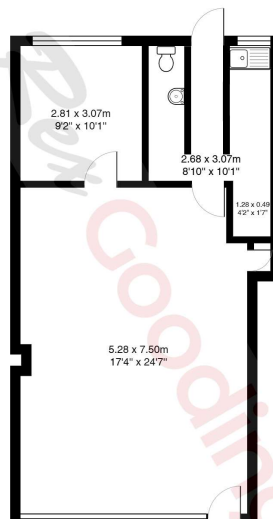
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Floor Plans

4 Arnot Hill Road, Arnold, NG5 6LJ



Total Area: 59.8 m² ... 644 ft²

All measurements are approximate and for display purposes only

Tenure

To be advised

Legal Costs

Each party is to bear their own legal costs.

Planning

User class E

VAT

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

Business Rates

We are advised by the Business Rates Department of the local council that the premises are assessed as follows:

Rateable Value: £10,500.00

Interested parties are advised to confirm these figures directly with the relevant local authority. The property may be subject to Small Business Rates Relief – further information at www.voa.gov.uk.

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 purchaser.