

Part fitted café/restaurant

18A Front Street, Arnold, Nottingham NG5 7EL

Ground Floor: 1,351ft² (125.50m²)



To Let (subject to vacant possession)



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0208 076 6666

Location



Arnold town centre is a busy market town situated approximately 5 miles north of Nottingham City Centre. The town has a resident population of 37,402 people, with a catchment population of 111,787 persons.

The premises situated in prime position fronting Arnold Town's Market Square on the pedestrianised pitch. Front Street is home to a strong mix of national, regional and independent operators with B&M, Pure Gym, Halifax, Superdrug and Greggs all within the vicinity.



[Click here](#) for
Google map link



The Property

The property is a ground floor retail unit previously trading as Café Amelia for numerous years; however, is suitable for a range of uses (subject to planning).

The property consists of an open plan ground floor sales area together with a fully fitted commercial kitchen which leads into a small ancillary storage area.

Accommodation

The property comprises the following internal floor area:

Net Internal Areas	SQ FT	SQ M
Ground Floor	1,351	125.50

Rent

Quoting rent £30, 000 per annum exclusive.

VAT

VAT is applicable at the prevailing rate.

Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to vacant possession.

Service Charge

Service charge is payable on an apportioned basis Payable towards communal maintenance of the building. It is estimated at £900 for the current year.

Business Rates

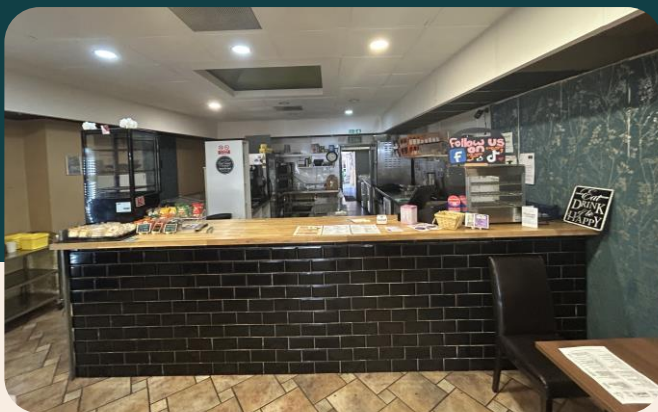
The premises is assessed as follows:

Rateable Value:	£17,500
UBR (2026/2027):	0.382
Rates Payable:	£6,685

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

EPC Rating

The property is assessed as a C - 71.



Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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