High Yielding Investment in Busy Nottingham Town

77 Front Street, Arnold, Nottingham, NG5 7EB

Ground Floor: 7,550ft^2 (701.39m^2)
First Floor: 6,967ft^2 (647.23m^2)

Fully Let Investment For Sale- NIY 11.37%

Cited PROPERTY

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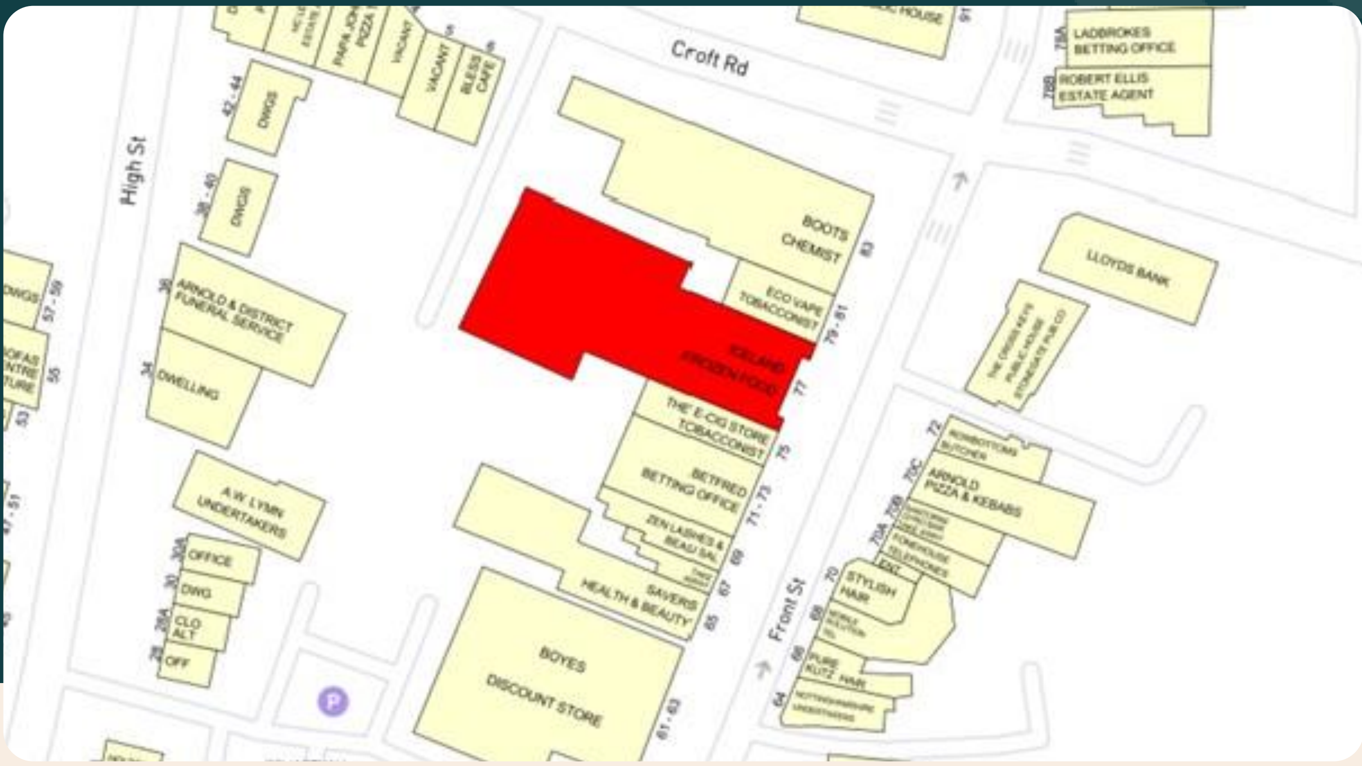
Location



Arnold is an established and densely populated suburb of Nottingham, situated approximately four miles north east of the city centre. The town has a resident population of circa 38,000 and draws from a wider catchment extending across Gedling Borough which has a population of more than 118,000.

The property occupies a prominent trading position on Front Street, the prime retailing pitch within the town centre. Front Street is a busy, predominantly pedestrianised thoroughfare and benefits from strong footfall generated by a mix of national and independent occupiers, with nearby operators including **Boots, Superdrug, Greggs, Specsavers and Costa Coffee** together with the **Arnold Market Place** development close by.

The town centre is well served by public transport and benefits from a number of adjacent pay and display car parks offering initial free parking.

Click here for Google map link

Accommodation

The property comprises a 1960's purpose built two storey supermarket building with accommodation arranged on ground and one upper floor. The ground floor is open plan with servicing, stores and preparation to the rear, the first floor being used for stock, staff training and servicing facilities. The property benefits from a rear shared service yard.

The property comprises the following internal floor area:

Net Internal Areas	SQ M	SQ FT
Ground Floor	701.39	7,550
First Floor	647.23	6,967
Total	**1,348.62**	**14,517**

Tenancy

The property is let in its entirety to Iceland Foods Limited on a full repairing and insuring lease for a term of 25 years from 28th February 2005, expiring 27th February 2030. The passing rent is £153,146 per annum.

Tenure

Freehold.

Covenant

Iceland Foods Limited (Company No. 01107406) is one of the UK's leading food retailers, specialising in frozen food alongside a full grocery and chilled offer. The wider Iceland group generates annual revenues in excess of £4 billion.

Iceland has traded from the property for over 20 years, highlighting a long-term commitment to the location.

For the 52 week period ended 28th March 2025, Iceland Foods Limited reported the following results:

	52 weeks to 28/3/2025	53 weeks to 29/3/2024
Turnover	£4,117.5m	£4,108.1m
Adjusted EBITDA	£142.1m	£150.9m
Operating Profit	£82.5m	£88.0m
Net Assets	£707.3m	£712.0m

Price

Quoting Price :

£1,275,000

which reflects a **Net Initial Yield of 11.37%** after assumed purchaser's costs of 5.68%

VAT

The property is registered for VAT and therefore the sale will be as a TOGC.

Viewing

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

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