

Modern Hairdressing Salon on Established Retail Parade Available Immediately with No Ingoing Premium

96 Front Street | Arnold | Nottingham | NG5 7EJ



Attractive Premises in Busy Shopping Street
Ground Floor Sales Area Extending to 52.2sm, 560sqft, 6 Cutting Stations
Self-Enclosed with Small Rear Kitchen, WC and First Floor Beauty Room
Fixtures and Fittings Available Separately by Negotiation

Available To Let Leasehold
£16,000 per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

Situated to the north-east of Nottingham City boundary, Arnold is the largest town centre in the Borough of Gedling with a population of around 40,000 residents.

The City of Nottingham is located approximately 3 miles to the south west and has a population of 320,000 residents.

Front Street is the prime retail area of Arnold located in the centre of high-density housing.

Retailers include Bon Marche, Simpsons, William Hill, Sue Ryder, Asda, Tui and Shoe Zone.

Description...

The property benefits from a return display window.

Net Internal Window Frontage.....4m
Built Shop Depth.....14.8sqm
Gross Sales Area.....52.2sqm, 560sqft
A ramped entrance leads to the cutting area.

At the front of the property is the serving counter. Along the northern side are 4 main cutting stations beyond which are 2 ladies hair stations.

Each cutting station is arranged with the provision of hot and cold water.

This is of a modern decorative standard, beyond which is a side office. This area benefits from air conditioning and heating.

Side Office.....3.7m x 1.5m
Kitchen Area.....3.1m x 2.5m, 8.5sqm
Having fitted kitchen units and 2 door cupboard, water heater cupboard.

WC

Having space for 2 domestic appliances, WC, sink. Stairs lead to the first floor.

Front

Office/Beauty Room.....4m x 4.6m
Having sink set into vanity unit, WC.



Tenure...

The property is available by way of a new lease with no ingoing premium. Rent will be paid quarterly with a deposit held with the landlord of a quarter of a year's rent upfront.

The tenant will be expected to contribute £1,500 plus + VAT towards the landlord's legal fees with regards to the preparation of the lease.

The lease offered is 5 years with rent review at Year 3 at market rent. Please enquire for further details.

Outgoings...

The ingoing tenant will be responsible for all outgoings and utilities. The Rateable Value is £13,500.

EPC...

The property has an Energy Performance Asset Rating E119. Full details are available on request.

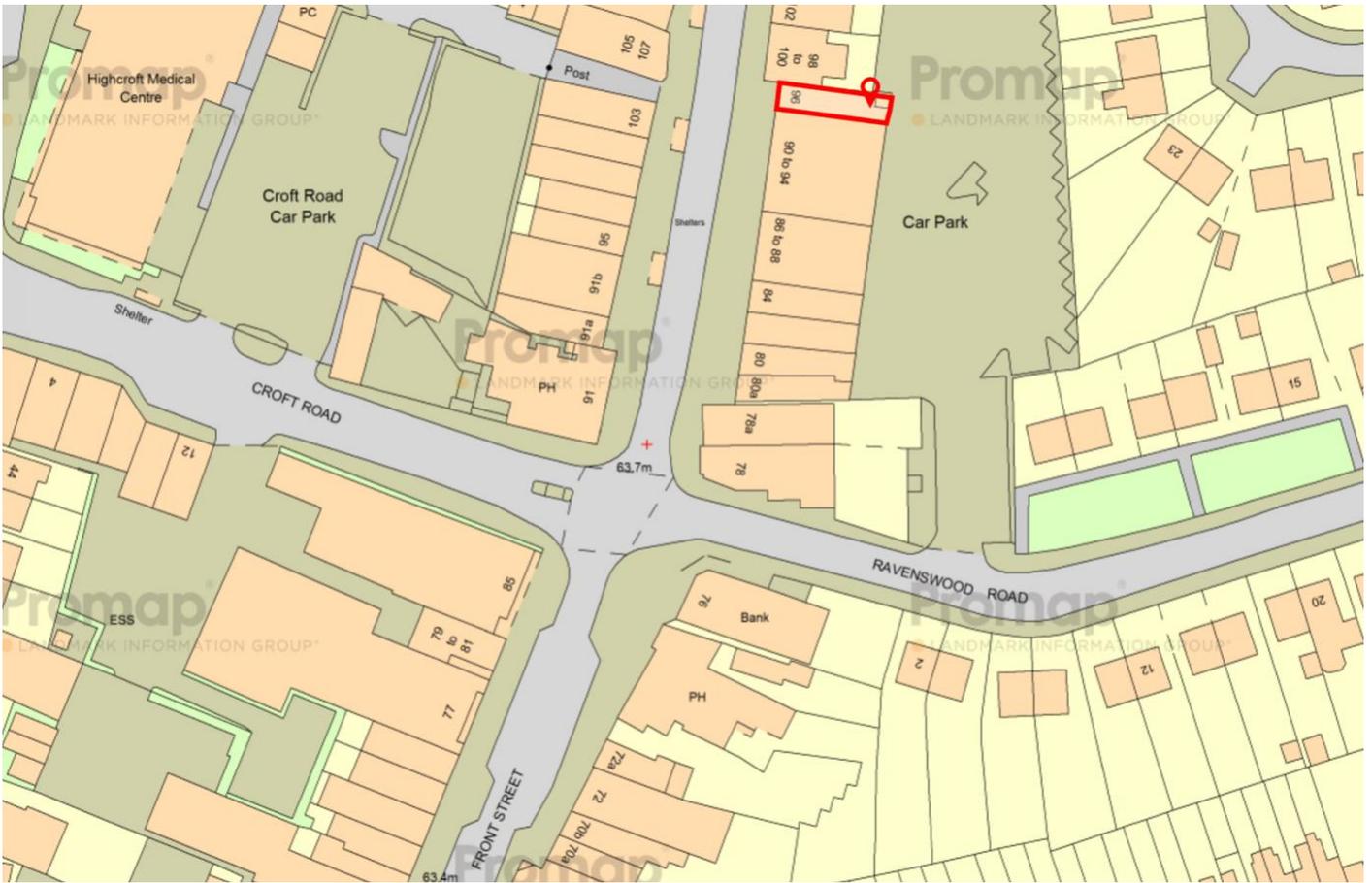
Viewing...

All viewings are to be made by appointment through the agent.

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