

ARNOLD – TOWN CENTRE OFFICES WITH PARKING

FIRST FLOOR

**106-116 FRONT STREET,
ARNOLD,
NOTTINGHAM**

SAT NAV REF:

NG5 7EG



- Part air-conditioned first floor offices with ground floor access off Front Street.
- Seven private car parking spaces accessed through free "Pay & Display" car park (2 hours) adjacent.
- 317 sq. m. (3,412 sq. ft.)
- Suit range of alternative uses including D1 (training) or D2 (leisure) uses (subject to Planning).
- **To Let on a new lease**
- **RENT UPON APPLICATION**

TEL: **0115 986 3555**



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- I. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase/letting, purchasers/tenants must rely on their own enquiries or those which can be performed by their appointed advisers.
- J. It should NOT be assumed that the property has all necessary planning, building regulation or other consents.
- K. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers/tenants should, however, make their enquiries into such matters prior to purchase/letting.
- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

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LOCATION

The premises are located on the main shopping thoroughfare of Front Street in Arnold Town Centre. The premises are situated opposite Asda Superstore and other occupiers in the block include Halfords, HSBC and Seacroft Mobility. Private car parking is provided to the rear yard accessed from the adjacent Public Car Park off Croft Road (free for 2 hours). The location also benefits from disabled parking bays to the front.

DESCRIPTION

The property offers a self contained ground floor entrance providing staircase access (no lift) to the first floor offices (with toilet and kitchenette accommodation off a central corridor).

The premises benefit from gas fired central heating (not tested) together with air conditioning (not tested). The premises also have a range of suspended ceilings and recessed light fittings and are carpeted.



ACCOMMODATION

Ground Floor

Shared entrance way off Front Street

First floor Offices

317 sq. m. (3,412 sq. ft.)

With Kitchenette and Ladies and Gentleman's toilet facilities

Outside

Car parking for 7 vehicles to rear.

LEASE

New lease on internal repairing and decorating plus additional service charge and buildings insurance.

RENTAL

Rent upon Application.

PLANNING

The premises were formerly used by New College Nottingham for office purposes and understand that the current planning is for office use under Class B1 (a). Alternative uses will be actively considered including training, leisure, health & fitness and restaurant type uses.

Under the Town & Country Planning (General Permitted Development) (England) Order 2015 permitted development rights including changes of use to a State Funded School or a Registered Nursery. The deemed consent would be for no other purpose, including any other purpose within Class D1 (non-residential institutions).

Alternative uses such as D1 (training establishments or community uses) or D2 (leisure) uses would also be considered by the landlord's subject to the appropriate Planning Consent for change of use. Interested parties should check with Gedling Borough Council in respect of their proposed use.

RATING ASSESSMENT

Rateable Value for the whole (2017) £22,250.

Interested parties are asked to verify this information direct with the Rating Authority, Gedling Borough District Council.

VAT

VAT will be applicable to the rental and service charge and the position with regard to VAT is reserved at all times.

LEGAL FEES

Each party to be responsible for their own legal costs incurred in the transaction, together with stamp duty or VAT thereon.

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

The Commercial Energy Performance Certificate shows a Rating of F148 (reference: RRN068-9993-9730-8290-4803). The EPC and Recommendations Report are able upon request.

VIEWING

Strictly by appointment through the sole agents: **New West, 17 The Triangle, NG2 Business Park, Nottingham, NG2 1AE. Telephone - 0115 9863555.**

PNW1579/9.17

Energy Performance Certificate

Non-Domestic Building



106-116 Front Street
Arnold
Nottingham
NG5 7EG

Certificate Reference Number:
0608-9993-9730-8290-4803

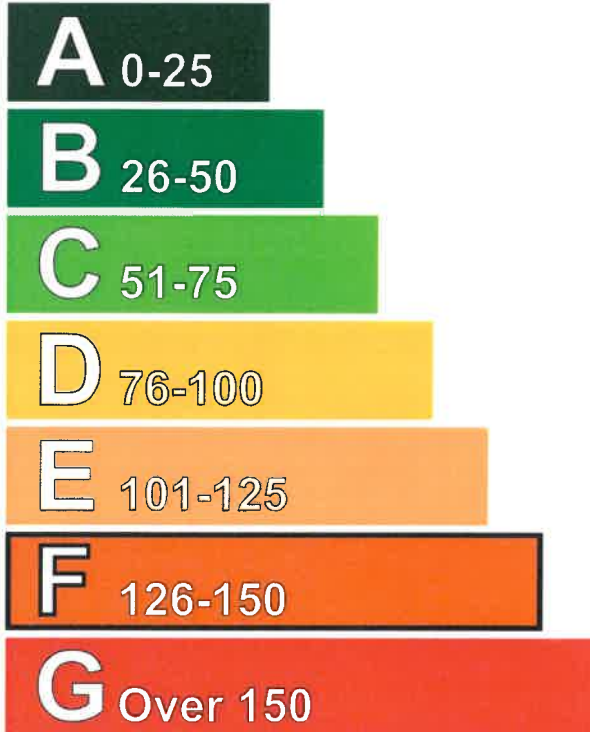
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions



◀ **148** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Mixed-mode with Natural Ventilation
Total useful floor area (m ²):	381
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

49	If newly built
114	If typical of the existing stock

