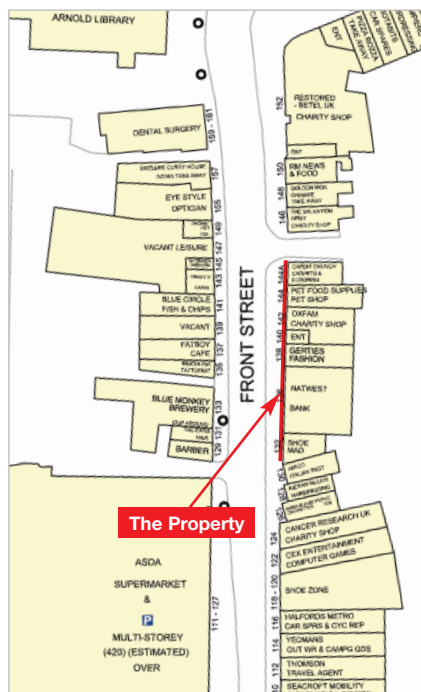


# **Arnold** **Byron House** **Front Street** **Nottinghamshire** **NG5 7EG**

- **Freehold Retail Parade and Office Investment**
- **Comprising a parade of five shop units, a bank and self-contained offices**
- **Part let to NatWest Bank plc until 2023 (no breaks)**
- **Established retail location in a popular Nottingham suburb opposite Asda supermarket**
- **6,469 sq ft offices with potential for residential subject to existing tenancies and consents**
- **Total Current Rents Reserved**  
**£156,695 pa**  
**Plus Vacant Offices**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

## **Location**

Arnold is a major suburban shopping centre in the Nottingham conurbation, some 3 miles north of the city centre, with a population of some 37,000. Road communications are good, with Junction 26 of the M1 Motorway some 3 miles to the west, whilst the A52 trunk road provides a direct link to the A1 dual carriageway. Byron House is situated on Front Street, the main retail thoroughfare of Arnold town centre, immediately opposite Asda supermarket and public parking. Other occupiers close by include Specsavers, Halfords, Thomson and HSBC.

## **Description**

The property comprises a parade of shops with self-contained offices arranged on ground, first and second floor levels. The ground floor provides five shops and a double fronted bank. The upper floors provide self-contained office accommodation and ancillary accommodation on the first and second floors. The property benefits from loading and car parking to the rear.

## **Planning**

The first and second floor offices have potential for residential conversion under Permitted Development Rights, see application No.2013/0028PN ([www.gedling.gov.uk](http://www.gedling.gov.uk)).

## **VAT**

VAT is applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

## **Energy Performance Certificates**

For EPC Ratings please see website.

## **Viewings**

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 15th March. Please email [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 104 Arnold**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
132	Shoe Mad Ltd	Gross Frontage 6.00 m (19' 8") Net Frontage 5.30 m (17' 4") Shop Depth 6.35 m (20' 9") Built Depth 15.90 m (52' 2") Ground Floor 70.30 sq m (756 sq ft) First Floor 37.65 sq m (405 sq ft)	5 years from 25.02.2013 IR & I	£16,000 p.a.	Reversion 2018
134-136	NatWest Bank plc	Gross Frontage 16.15 m (52' 11") Net Frontage 10.40 m (34' 1") Shop Depth 13.20 m (43' 3") Built Depth 14.30 m (46' 10") Ground Floor Sales 233.00 sq m (2,510 sq ft) First Floor 157.10 sq m (1,691 sq ft)	15 years from 04.02.2008 Rent review every 5th year IR & I	£59,000 p.a.	Rent Review 2018
138	Unicorn (2015) Limited	Gross Frontage 5.55 m (18' 2") Net Frontage 4.65 m (15' 3") Shop Depth 11.80 m (38' 8") Built Depth 13.90 m (45' 7") Ground Floor 74.92 sq m (806 sq ft)	3 years from 15.06.2016 IR & I	£14,000 p.a.	Reversion 2019
142	Oxfam	Gross Frontage 5.60 m (18' 4") Net Frontage 5.10 m (15' 3") Shop Depth 10.15 m (33' 3") Built Depth 14.60 m (47' 10") Ground Floor 103.55 sq m (1,115 sq ft)	10 years from 20.03.2007 (2) IR & I	£18,360 p.a.	Section 25 Notice served at £19,000 p.a. (2)
144	I Knight and D Knight	Gross Frontage 5.65 m (18' 4") Net Frontage 5.15 m (18' 10") Shop Depth 11.15 m (36' 6") Built Depth 17.70 m (58' 1") Ground Floor 85.25 sq m (917 sq ft)	5 years from 01.01.2017 IR & I Tenant break option in 2019	£12,500 p.a.	Reversion 2022
144A	Mr A Roper	Gross Frontage 5.85 m (19' 2") Net Frontage 5.35 m (17' 6") Shop & Built Depth 9.95 m (32' 7") Ground Floor 49.20 sq m (529 sq ft)	4 years from 01.01.2017 IR & I	£11,000 p.a.	Reversion 2021
140A First Floor	Sharp Young & Pearce LLP	First Floor 82.00 sq m (883 sq ft)	10 years from 25.06.2013 Rent review every 5th year IR & I	£5,785 p.a.	Rent Review 2018
140-144B First Floor	Brocklehurst & Williams Healthcare Ltd guarantee from A J Brocklehurst (t/a Arnold Chiropody & Podiatry)	First Floor (1) 70.00 sq m (757 sq ft)	5 years from 20.11.2012 Effectively FR & I by way of a service charge	£5,200 p.a.	Reversion 2017
140-144C First Floor	Vacant	First Floor 67.00 sq m (731 sq ft)			
140-144D First Floor	Interseal UK Limited	First Floor 64.00 sq m (692 sq ft)	2 years from 01.01.2017 IR & I	£2,850 p.a.	Reversion 2019
140-144E First Floor	Vacant	First Floor 53.00 sq m (570 sq ft)			
140-144F Second Floor	Telecom Solutions (GB) Limited	Second Floor 265.00 sq m (2,852 sq ft)	3 years from 27.05.2016 Effectively FR & I	£12,000 p.a.	Reversion 2019
		Sub-Total Offices 601.00 sq m (6,469 sq ft)			
		<b>Total 1,408 sq m (15,164 sq ft)</b>			

NB. Offices were measured on NIA basis.

(1) Floor areas provided by the Vendor.

(2) A Section 25 Notice was served on the tenant proposing a new 10 year lease at £19,000 per annum. Discussions are ongoing.

**Total £156,695 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** H Freeman Esq, Freemans Solicitors. Tel: 0207 935 3522 e-mail: [h@freemanssolicitors.net](mailto:h@freemanssolicitors.net)

