



Market Place, Arnold, Nottingham NG5 6ND

NEW WEST

CHARTERED SURVEYORS

PROPERTY PARTICULARS

Innovation.
Community.
Enterprise.



Artist's Impression

An exciting landmark development in the heart of Arnold Town Centre

- ▶ Purpose built two-storey building and public space
- ▶ 7 ground floor units ranging from 35 sq m (377 sq ft) to 64 sq m (689 sq ft)
- ▶ Self-contained first floor multi-use space 343 sq m (3,692 sq ft) with 12 car parking spaces
- ▶ **TO LET ON FLEXIBLE LEASE TERMS**
- ▶ **RENTS from £800 pcm + VAT**

Want to know more?

Further information available at www.the-amp.co.uk



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Location

This development of the former Market Place area will include a new landmark two storey building in the heart of Arnold Town Centre. The property is close to the Hallams Lane/King George V (55 space) pay and display car park. There may be permit parking available for the staff of the AMP units at an additional fee. The first floor comes with 12 on site parking spaces.

The scheme is adjacent to Arnold Methodist Church with other occupiers in close proximity including Greggs, Costa Coffee and Nottingham Building Society and a variety of local independent shops.

Description

This new build scheme, designed by Maber Associates, is being undertaken by Gedling Borough Council and delivered by the contractors GF Tomlinson.

The units will be high quality, energy efficient, spaces tailored toward enterprising start-up businesses and independent retailers. This scheme is geared to provide incubator spaces on flexible lease terms, for occupiers making their first foray into the physical retail environment with a view to establishing themselves and then moving onto further space in the town.

The ground floor units will have full height powder coated aluminium framed shop fronts and will be turnkey spaces, with standard signage zone ready to receive the retailers branding and units ready to receive final floor finishes and tenant fit-out.

Ground floor Unit 1 at this stage could also incorporate the first floor space and could incorporate an eatery with both indoor and outdoor seating (Licence permitting).

The self-contained first floor flexible commercial space overlooks the new contemporary outdoor public square. This will have a glazed entrance lobby directly from the outdoor space together with lift and staircase access to open plan multi-use first floor accommodation. Also solely benefitting from solar panels to the roof.

The ground floor retail units will benefit from a servicing/loading and refuse area and secure entry point at the rear of the units.

Accommodation

The accommodation can be more fully described as follows:

Ground floor

- ▶ Ground floor Unit 1 – 64 sq m (689 sq ft)
- ▶ Ground floor Unit 2 – 52 sq m (560 sq ft)
- ▶ Ground floor Unit 3 – 35 sq m (377 sq ft)
- ▶ Ground floor Unit 4 – 35 sq m (377 sq ft)
- ▶ Ground floor Unit 5 – 35 sq m (377 sq ft)
- ▶ Ground floor Unit 6 – 35 sq m (377 sq ft)
- ▶ Ground floor Unit 7 – 36 sq m (387 sq ft)

First floor

- ▶ First floor – 343 sq m (3,692 sq ft)

Leases

The premises are available to let by way of new flexible internal repairing and insuring leases contracted out of the 1954 Landlord & Tenant Act.

Pricing

Ground Floor Units 3 - 7 from £800 pcm + VAT.
Other rentals upon application.

Timing

The scheme is due to open in Spring/Summer 2022.
The units will be ready from June 2022.

Rating assessments

The Business Rates will be assessed upon completion of the scheme.

We understand that Units 3, 4, 5, 6 & 7 will be below the £12,000 RV threshold and should be free for qualifying occupiers.

It is likely that Units 1 & 2 will be above that threshold together with the first floor.

Want to know more?

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Planning

The landlords are looking for a range of complementary creative, independent start-up businesses covering a wide range of uses.

Please note that the landlords are not seeking bar uses or hot food take aways.

Interested parties can make further enquiries with the Local Planning Authority in respect of their proposed use and Gedling Borough Council Planning Department (telephone: 0115 901 3901).

Neither New West Ltd nor the landlords offer any warranty in respect of the Planning Permissions, Building Regulations or Statutory Consents.

Legal fees

Each party to bear their own legal costs incurred in the transaction.

VAT

The landlords will charge VAT in respect of the rental, insurance rental and service charge if applicable. The position with regard to VAT is reserved at all times.

Interested parties are asked to take independent advice.

Service charge/Buildings insurance

Further details upon request.

Commercial Energy Performance Certificates

The Commercial EPCs will be provided upon practical completion of the scheme.

The development has been designed to be energy efficient so the ratings will be at the upper end of the energy efficiency spectrum.

Money Laundering policy

In accordance with Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicants.

Viewing

Viewings will be by appointment through the sole agents: **New West, 17 The Triangle, NG2 Business Park, Nottingham, NG2 1AE.** Telephone: **0115 986 3555.** Email: **Enquiries@newwest.co.uk**

New West Ltd and the landlords of this property whose agents they are, give Notice that

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- 2) All statements contained within these particulars are made without responsibility on the part of New West Ltd or the landlords.
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Further information is available at:
www.the-amp.co.uk

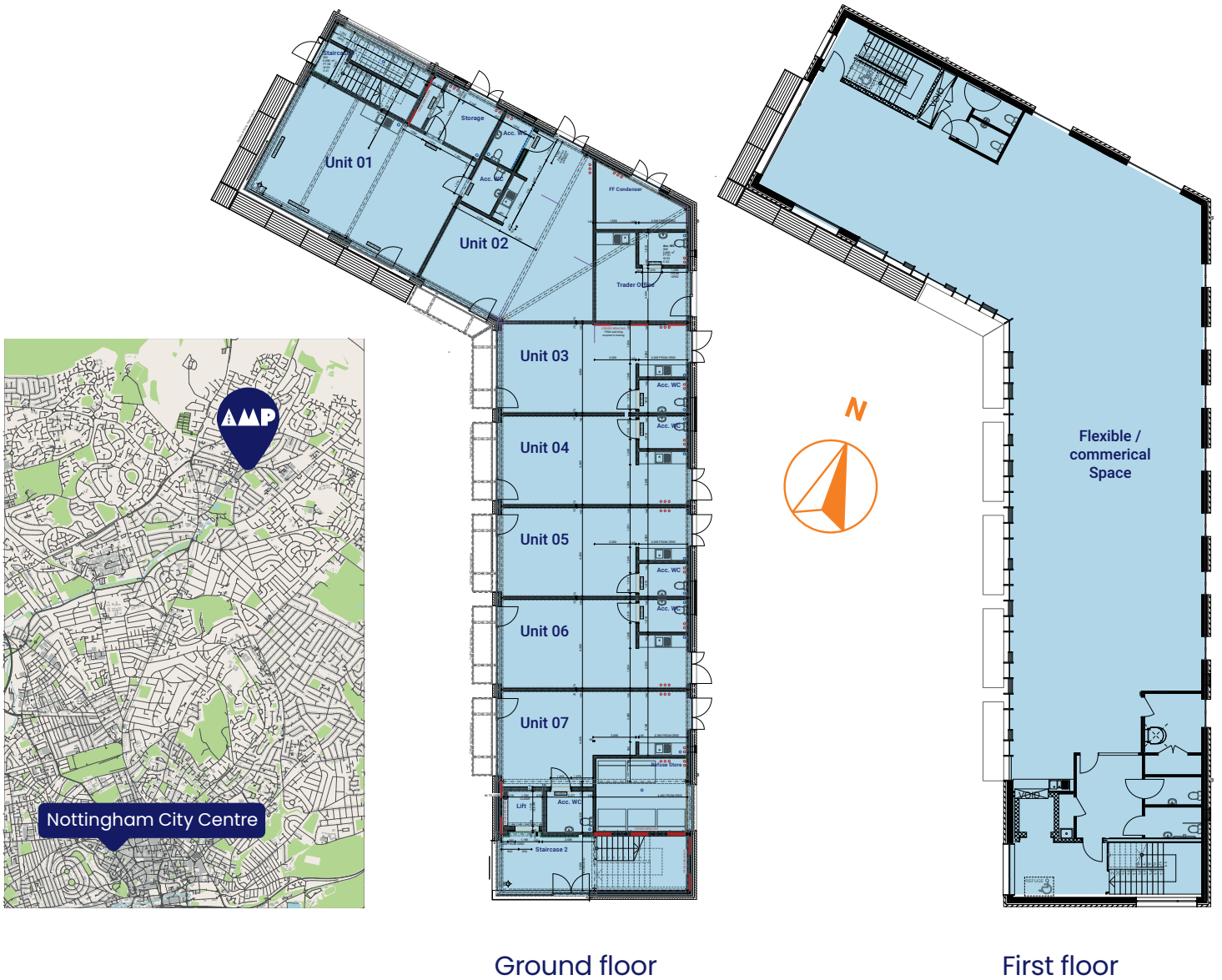
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Floor plans



Ground floor

First floor



Contact the sole letting agents New West for further information on rents and lease terms:

T 0115 986 3555

E enquiries@newwest.co.uk



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