

# FOR SALE / TO LET

**10 CROFT ROAD  
ARNOLD  
NOTTINGHAM**



**MID-TERRACED RETAIL UNIT  
NIA: 868 SQ FT (80.7 SQ M)**

**PROMINENT POSITION ON CROFT ROAD WHICH LINKS HIGH STREET  
AND FRONT STREET IN THE HEART OF ARNOLD  
COMBINATION OF NATIONAL AND LOCAL RETAILERS NEARBY  
ANCILLARY ACCOMMODATION TO THE FIRST FLOOR  
AVAILABLE MARCH 2025**

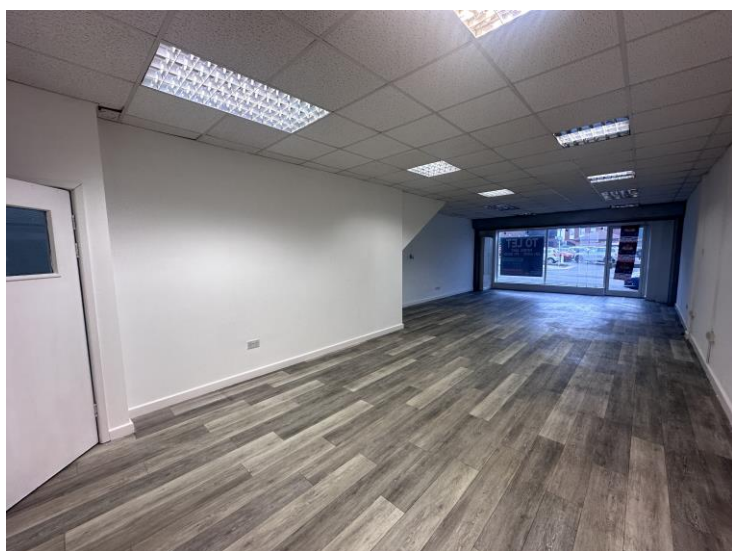
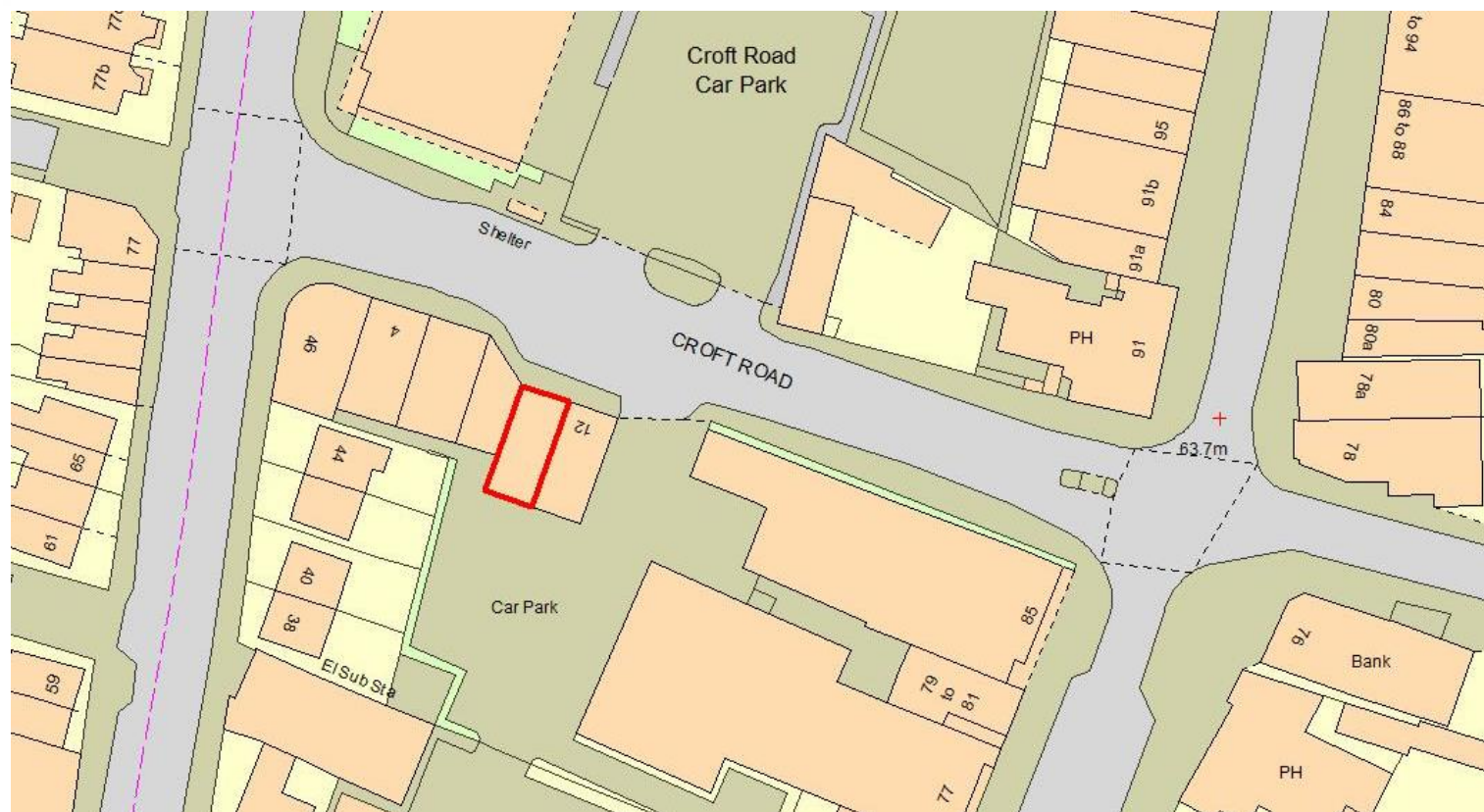
**SAT NAV: NG5 7DX**

Property Particulars

**Geo  
Hallam &  
Sons**

**0115 958 0301**  
[www.geohallam.co.uk](http://www.geohallam.co.uk)





## LOCATION

Arnold is a well-established suburb of Nottingham which is located approximately 4 miles north of the City Centre. The town has a resident population of circa 40,000 people and a catchment population of over 110,000 people. The location is a popular residential suburb and benefits from good transport links in and out of the City Centre via Mansfield Road (A60).

The property occupies a prominent position on Croft Road which connects High Street and Front Street, Front Street being the principal shopping pitch in the town. Croft Road is a busy vehicular cut through and directly opposite the property is Croft Road Car Park which provides 2 hours free parking.

Nearby operators include Papa Johns, Dominos, Iceland, Boots and Holden Copley Estate Agents.

## DESCRIPTION

The premises comprise a modern self-contained mid terraced retail unit configured over ground and first floor provided retail accommodation to the ground floor with ancillary accommodation to the first floor.

The property has most recently been used as a hair salon with the ground floor having wood effect flooring, suspended ceiling with inset lighting, painted and plastered walls and a full width glazed frontage with security shutter.

At first floor level there is a small office, W/C and tea point, all of which is accessed off the rear staircase.

## CAR PARKING

The property has the benefit of 1 car parking space within the shared car park to the rear.

## ACCOMMODATION

The property has the following Net Internal Areas in accordance with the RICS Code of Measuring Practice, 6<sup>th</sup> Edition:

Description	sq m	sq ft
Ground Floor	60.15	647
First Floor	20.55	221
<b>Total</b>	<b>80.7</b>	<b>868</b>

## TERMS OF DISPOSAL

The freehold interest in the property will be sold with vacant possession. Alternatively the property is available on a new fully repairing and insuring lease for a term of years to be agreed.

## PRICE / RENT

**£185,000 for the freehold**

**£15,900 per annum** exclusive to rent

## BUSINESS RATES

From enquiries made of the VOA website we understand that the property is currently formed by two assessments as follows:

### Ground Floor

Local Authority:	Gedling Borough Council
Description:	Shop & Premises
Rateable Value:	£13,500

### First Floor

Local Authority:	Gedling Borough Council
Description:	Offices & Premises
Rateable Value:	£1,400

## SERVICES

It is understood that mains gas, water and electricity are available and connected to the premises.

## PLANNING

From enquiries made of Amber Valley District Council it is understood that the property currently has the benefit of a Class E Consent.

Alternative retail uses may be permitted, although interested parties are advised to make their own enquiries of Gedling District Council's Planning Department in respect of their proposed use.

## VAT

All rents are quoted exclusive of VAT, if applicable.

## ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Asset Rating of C(52).

## LEGAL COSTS

Each party will be responsible for their own legal costs involved in this transaction.

## VIEWING

Strictly by appointment with the sole agents Geo Hallam and Sons:

**Contact:** Giles Davis  
**Direct Tel:** 0115 958 0301  
**Email:** giles@geohallam.co.uk

May 2025

**Geo  
Hallam &  
Sons**

**0115 958 0301**  
**www.geohallam.co.uk**

### Chartered Surveyors

**24 Regent Street  
Nottingham  
NG1 5BQ**

**Tel : 0115 958 0301  
Fax : 0115 950 3108**

## Property Particulars

**MISREPRESENTATION ACT:** Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. **2)** All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. **3)** No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.