HoldenCopley

PREPARE TO BE MOVED

Arnot Hill Road, Arnold, Nottinghamshire NG5 6LJ

£17,500 Per Annum

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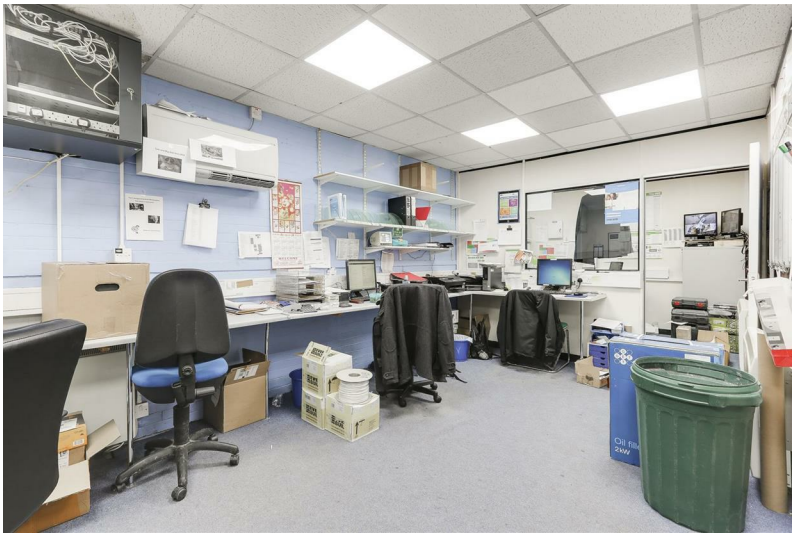
PRIME COMMERCIAL UNIT...

This spacious commercial unit is available from April. The property was formally let to Denmans Electrical for many years, due to relocation the property is now available for a long term let. Occupying over 2700 sq ft the property would suit a small to medium size business. There is an office space, kitchen and washroom facilities. The unit has parking for several vehicles. It's located in a prime position just a stones throw away from Arnold Town Centre.

AVAILABLE APRIL



- Commercial Premises
- Available April 2019
- Over 2700 sq ft
- Ample Parking
- Close to Arnold Town Centre
- Large Warehouse
- Offices
- Staff Facilities
- Available Due To Recloction
- Prime Location

FRAGILE
meridian
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Bright Sparks use
Denmans

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Welcome to Denmans
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Opening Times
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Denmans

Shop Front
21'7" x 19'8" (6.6 x 6.0)
The front of the shop has an exposed brick counter

Main Office
17'8" x 13'1" (5.4 x 4.0)
The main office has an air conditioning unit and a wall heater

Office Two
10'2" x 8'2" (3.1 x 2.5)
The second office has a wall heater

Kitchen
10'2" x 5'10" (3.1 x 1.8)
The kitchen has a range of base units, a stainless steel sink with mixer taps and space for a fridge

Hallway/WC
This area has two low level flush WC and a hand wash basin

Store Room
69'2" x 29'10" (21.1 x 9.1)

OUTSIDE
Outside is a paved car park

DISCLAIMER
Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

AGENCY FEES
Tenant fee (tenant's share) £350 (inc VAT) for up to two tenants. Single tenant £300

Referencing up to two tenants (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement.

Additional Tenant Fee £50 (inc VAT) per tenant

Processing the application, associated paperwork and referencing.

Guarantor Fee £50 (inc VAT) per guarantor (if required)

Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement.

Permitted Occupier Fee £50 (inc VAT) per permitted occupier

Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord as well as the provision of documentary guidance and assistance during the tenancy.

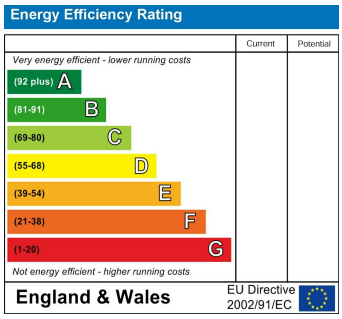
Pet Deposit Returnable additional Security Deposit of £200

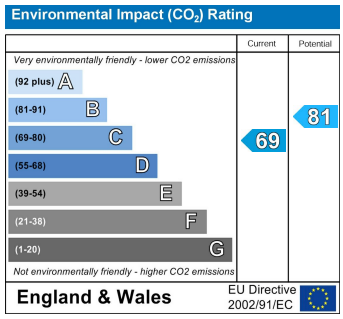
To cover the added risk of property damage. This will be protected with your security deposit in a Government-authorised scheme and may be returned at the end of the tenancy.

Professional Cleaning (if required) £20 (in VAT) per hour which will be deducted from the Security Deposit. Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy.

Client money protection(cmp) provided by: arla

Independent redress provided by: tpos





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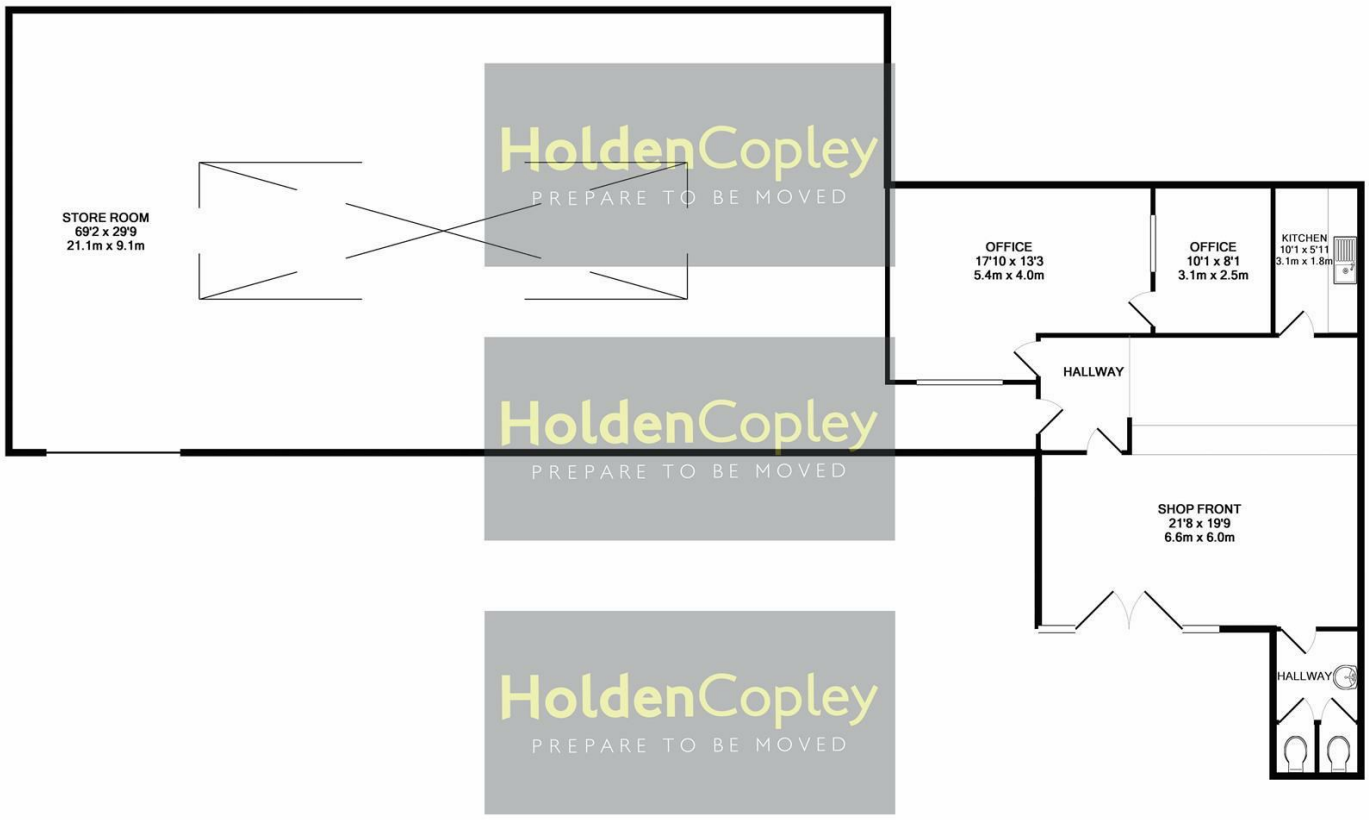

TOTAL APPROX. FLOOR AREA 2643 SQ.FT. (245.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk

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