

**Lot 9, 91A to 103 Front Street, Arnold, Nottingham,**  
**Nottinghamshire NG5 7EB**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Freehold Unbroken Retail Parade

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## Property Information

<b>Freehold Unbroken Retail Parade</b>		<b>Location</b>	<b>Description</b>
<ul style="list-style-type: none"><li>Unbroken parade of 8 retail units</li><li>Tenants include Co-Op Travel, Card Factory, British Heart Foundation and Admiral</li><li>Includes a car park for approximately 20 cars</li><li>Approximately 851.27 sq m (9163 sq ft)</li><li>Busy Nottingham Suburb</li><li>Neighbouring occupiers include Asda Superstore, William Hill, Timpson, TUI Holiday Store, Highcroft Medical Centre, Papa Johns Pizza and Redhill Leisure Centre</li></ul>		<b>Miles</b> 3 miles North of Nottingham City Centre, 30 miles from Leicester, 25 miles from Derby	The property comprises an unbroken parade of 8 retail units that benefit from a car park at the rear of the property for approximately 20 cars.
		<b>Roads</b> A60, A611, M1	The property also benefits from a public car park at the rear.
		<b>Rail</b> Nottingham Railway Station	
		<b>Air</b> East Midlands Airport	
		<b>Situation</b>	<b>VAT</b>
		Arnold is a thriving, well-connected suburb of Nottingham, offering a strategic location with excellent transport links to the city centre and surrounding areas. Just 3 miles north of Nottingham, it benefits from easy access to major roads like the A60, A614 and M1, making it an ideal location for both residential and commercial development. The area boasts a busy High Street, a strong local economy and a wide range of amenities, including retail outlets, cafes, and green spaces, such as Arnot Hill Park.	VAT is applicable to this lot.
		The property is prominently situated within a busy neighbourhood retailing area on the west side of Front Street, next to its junction with Croft Road and Ravenswood Road. Neighbouring occupiers include Asda Superstore, William Hill, Timpson, TUI Holiday Store, NatWest, Costa Coffee, Highcroft Medical Centre, Papa Johns Pizza, Chao Chao, Domino's and Redhill Leisure Centre."	
		<b>Tenure</b>	
		Freehold.	
		<b>EPC</b>	
		See Tenancy Schedule.	
<b>Lot</b> 9	<b>Auction</b> 10th July 2025		
<b>Rent</b> £182,862 per Annum Exclusive (5)			
<b>Sector</b> Retail, High Street Retail	<b>Status</b> Available		
	<b>Auction Venue</b> Live Streamed Auction		

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## Tenancy & Accommodation

Unit	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)	EPC Rating
91A	Retail	102.90	(1108)	LUXURY LEISURE (CRN:02448035) (6)	10 years from 22/02/2024 (7)	£23,500	22/02/2029 (21/02/2034)	E
91B	Retail	102.98	(1109)	LUXURY LEISURE (CRN:02448035) (6)	10 years from 01/02/2017 (8)	£25,200	(31/01/2027)	B
93	Retail	102.98	(1109)	LUXURY LEISURE (CRN:02448035) (6)	10 years from 01/02/2017 (8)	£24,650	01/02/2027 (31/01/2027)	B
95	Retail	99.10	(1067)	SPORTSWIFT LIMITED (CRN: 03493972) T/A CARDFACTORY (2)	10 years from 04/11/2017 (8)	£24,782	(03/11/2027)	E
97	Retail	103.40	(1113)	KENMARE ESTATES LIMITED (CRN: RS030170) T/A CO-OP TRAVEL LIMITED (CRN: 02816303) (3)	10 years from 30/07/2018	£24,000	(29/07/2028)	E
99	Retail	108.00	(1163)	THE CHURCH OF ENGLAND CHILDREN'S SOCIETY (CRN: 00040004) (9)	10 years from 30/03/2017(8)	£15,000	(30/03/2027)	D
101	Retail	110.10	(1185)	BRITISH HEART FOUNDATION (CRN: 00699547) (4)	10 years from 25/10/2018 (4)	£25,730	(24/12/2028)	C
103 Front Street	Retail	121.82	(1311)	K&A BARGAINS (CRN: 09457231) WITH PERSONAL GUARANTEE	10 years from 16/07/2020. Tenant has served notice to break. 1 year rent guarantee from Completion (5)	£20,000 (5)	16/07/2025 (15/07/2030)	C
Total Approximate Floor Area		851.27 (1)	(9163) (1)			£182,862		

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/results>)

(2) Sportswift Limited, which trades as Card Factory were incorporated in January 1998. For the year ending 31st January 2024, Sportswift Limited reported Revenue of £483,251,000., Pre-Tax profits of £68,568,000., and Net Assets of £163,364,000 (Source: Sportswift Limited Annual Report and Financial Statements as published at Companies House on the 11th June 2025).

(3) For the year ending Kenmare Estates Limited reported a Turnover of £24,672,355., Pre-Tax profits of £3,086,010., and Net Assets of £97,153,800 (Source Annual Return and Accounts as published at the Financial Conduct Authority on the 12th June 2025).

(4) As to Unit 101, for the year ending 31st March 2024 British Heart Foundation, reported a Total Funds of £138,300,000. (Source: Annual Report and Accounts as published at Companies House on the 11th June 2025). The lease provides for a Tenant option to determine the lease on 25th December 2026 upon serving at least 6 months written notice in writing.

(5) As to unit 103, the lease provides for a mutual option to determine the lease on the 16th July 2025. The Tenant has served notice on 10th December 2025 to determine the lease. The Seller will pay the Buyer a sum equivalent to £20,000 per annum exclusive on completion on the sale. Therefore the property will produce a total income equivalent to £182,862 per annum exclusive from completion of the sale for one year.

(6) Luxury Leisure were incorporated in November 1989. For the year ending 31st December 2023 reported a Turnover of £141,017,789., Pre Tax Profits of £14,858,803 and Net Assets of £56,956,135. (Source: Annual Report and Financial Statements as published at Companies House 13th June 2025).

(7) As to Unit 91A, the lease provides for a tenant option to determine the lease on 22nd February 2029 upon serving 6 months written notice.

(8) As to Unit 91B, Unit 93, Unit 95 and Unit 99, the tenant did NOT exercise their 2022 option to determine the lease.

(9) The Church of England's Children Society are a registered Charity under No. 221124. For the year ending 2023 to 2024, they reported Total Funds of £45,545,000. (Source: 2023-2024 Annual Report and Financial Statements as published at Companies House on 17th June 2025).



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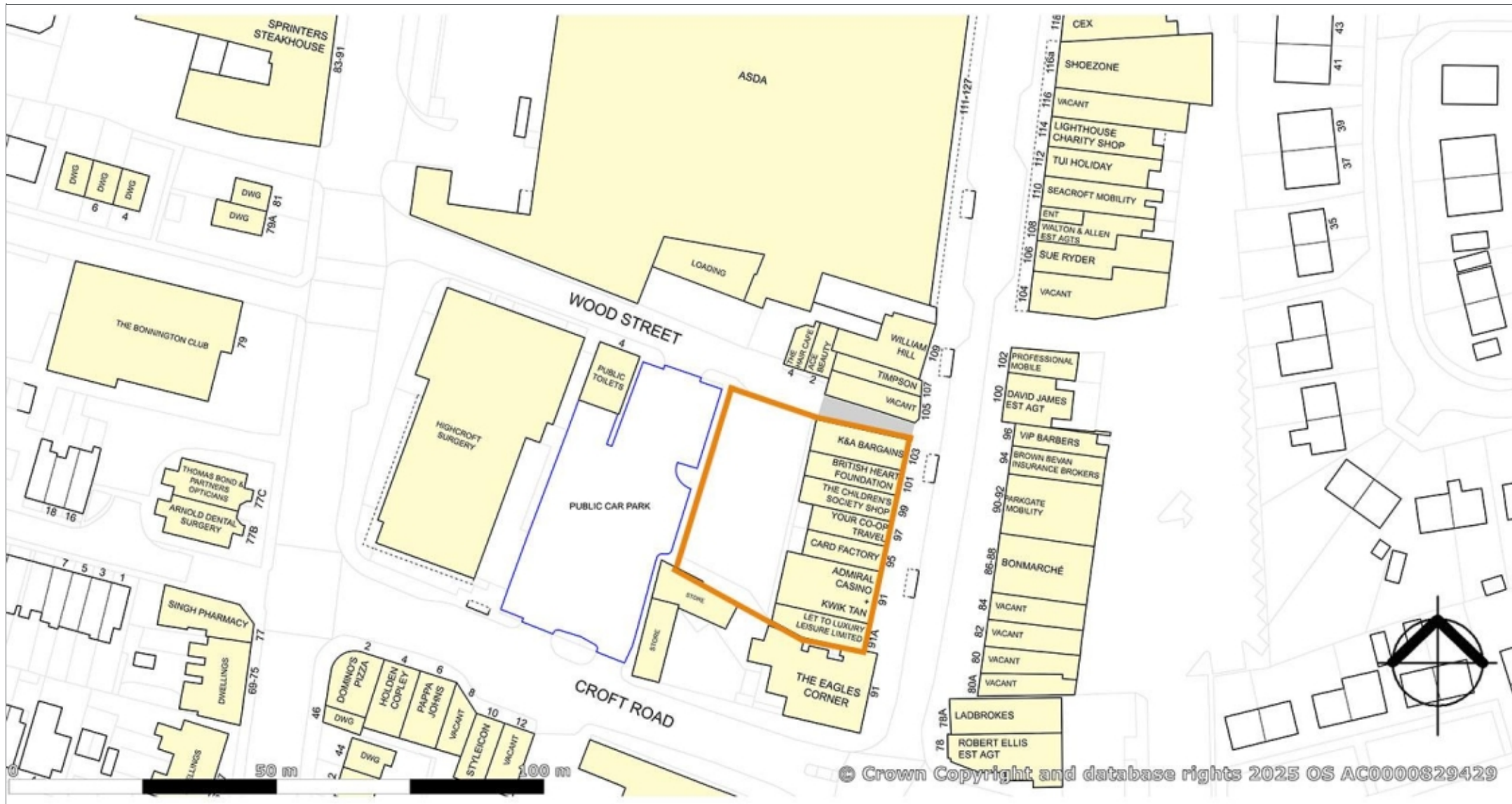
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## Contacts

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