

# COPPICE ROAD, ARNOLD NOTTINGHAM NG5 7GG

**KLM**  
REAL ESTATE



LONG LET ROADSIDE INVESTMENT WITH LONG TERM DEVELOPMENT POTENTIAL

## INVESTMENT SUMMARY

- Located in Arnold, an affluent suburb north of Nottingham.
- Prominent corner site at the junction of Coppice Road and Ravensworth Road.
- Purpose-built convenience store measuring 4,003 sq ft with 10 car parking spaces on a site of 0.28 acres.
- Let to Central England Co-Operative Limited by way of a renewal until 16th December 2040.
- Tenant to install solar panelling demonstrating commitment to the building.
- EPC A.
- Affordable passing rent of £67,964 per annum (£16.98 psf).
- Future redevelopment potential subject to gaining the necessary consents.

We are instructed to seek offers in excess of **£1,070,000** (One Million and Seventy Thousand Pounds) subject to contract and exclusive of VAT. A purchase at this level reflects an attractive NIY of **6.00%**, subject to purchaser's costs of 5.82%.



## LOCATION & SITUATION

Arnold is a market town and a major suburb to the north of the city of Nottingham in the East Midlands. Nottingham city centre is located 5 miles to the south and access to the national motorway network is via Junction 26 of the M1 which is 5 miles to the west. Arnold has a population of approximately 39,500.

The property is prominently situated on the southern side of Coppice Road at the junction of Ravenswood Road.

The surrounding area is predominately residential with some retail and light industrial uses. The property is opposite a 64 bed Care Home.



## DESCRIPTION

The property comprises a modern purpose-built convenience store built in 2015 providing a single storey building of steel framed construction under a flat roof.

Internally, the unit provides an open plan convenience store and back of house area providing storage, cold store and office. To the rear there is a yard which is fenced and gated.

The tenant's intention is to install solar panels on the building. Further details upon request. Cost and maintenance is the tenant's responsibility and at the end of the term the tenant is responsible for removal and full reinstatement.

The property benefits from car parking to the front for approximately 10 cars.

The site is 0.28 acres.



For indicative purposes only.

## ACCOMMODATION

We set out below the gross internal floor areas of the property:

Description	sq ft	sq m
Ground Floor Sales	2,771	257.45
Ground Floor Ancillary/WC/ kitchen/ chiller/ cash office	1,232	114.43
<b>TOTAL</b>	<b>4,003</b>	<b>371.88</b>

## TENURE

Freehold.

## TENANCY

The property has recently been renewed to Central England Co-Operative Limited on a 15 year full repairing and insuring lease from 17th December 2025 and expiring on 16th December 2040.

The current passing rent is £67,964 per annum. There are 5 yearly upwards only open market reviews on 17th December 2030 and 2035.

## RENTAL ANALYSIS & REDEVELOPMENT

The passing rent reflects £16.98 overall. Other rental comparables include:

Address	Rent	Size (sq ft)	PSF	Date
Sainsbury's, Edwalton, Nottingham, NG12	£130,000	4,310	£30.16	Under Offer
Co-op, Tuxford, Newark, NG24	£85,000	4,241	£20.04	Q4 2026
Sainsbury's, Wollaton, Nottingham, NG8	£74,392	4,376	£17.00	Q4 2025

Given the prominence and size of the site with associated car parking we are of the opinion that this would suit alternative uses including retail/residential or roadside uses.



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## COVENANT INFORMATION

Central England Co-operative Limited (trading as Central Co-op), established in 2013, with the merger of Midlands and Anglia Co-operatives, is a successful, independent, community-based business owned by its members. With more than 460 trading premises (including food stores, coffee shops, florists, funeral homes) and a large property portfolio (valued over £127m) comprising more than 520 properties Central England Co-op is one of the largest independent retailers in the UK.

For the year ending 27th January 2024 the company reported a turnover of £960.9m (an increase from £953.9m), net assets of £273.5m (an increase from £272.1m) and an operating profit of £20.6m (an increase from £14.1m).

**For further information  
click button below:**

Central England Co-operative and Midcounties Co-operative have announced plans to undergo a merger that would combine the two independent retailers. The combined co-operatives would generate annual sales over £1.8bn and merge over one million members and 13,000 employees.

## VAT

This property is elected for VAT and the sale will be treated as a Transfer of a Going Concern (TOGC).

## EPC

The property has an EPC rating of A (24). The full certificate can be provided on request.

## AML / KYC

In order to comply with Anti-Money Laundering legislation the purchaser will be required to provide satisfactory identification documentation to the vendor and their agents.



## PRICING

We are instructed to seek offers in excess of **£1,070,000** (One Million and Seventy Thousand Pounds) subject to contract and exclusive of VAT. A purchase at this level reflects an attractive NIY of **6.00%**, subject to purchaser's costs of 5.82%.

## FURTHER INFORMATION

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