

GAINSBOROUGH – NORTH STREET, DN21 2HS NEW ROADSIDE RETAIL/TRADE COUNTER DEVELOPMENT



- **Proposed New Roadside Retail/Trade Counter Units fronting main town centre arterial thoroughfare.**
- **Highly prominent development site extending to 0.61 acres (0.25 hectares).**
- **Bespoke units from 1,500 - 6,000 sq ft (139.35 - 557.42 sq m), with substantial dedicated car park.**
- **Suitable for a variety of different uses, subject to planning.**

TRAFFORD OLIVER

17 Regent Street,
Nottingham,
NG1 5BS

T: 0115 9598848

E: info@traffordoliver.co.uk W: traffordoliver.co.uk

Situation

Gainsborough is one of the 20 Housing Zones outside London designed to accelerate housing development. As a growth area, Gainsborough is seeking to increase its population by 10,000 to 36,000 within 20 years.

The town will also benefit from £18 million of public sector investment which will underpin heritage-led regeneration and housing-led economic growth.

Gainsborough's riverside is being transformed to offer retail and leisure units, boosting the economy and helping create more than 3,000 jobs.

The town centre and historic river front are being revitalised and linkages to the first-class retail and food and drink offer in Marshall's Yard will be enhanced.

Location

The site is located on the A158 North Street in a highly prominent corner position immediately opposite the Gainsborough Trinity Football Club Ground, just north of Marshalls Yard Shopping Complex. North Street runs north to south right through the Town Centre.

The surrounding area provides a mixture of residential dwellings and commercial uses.

Description

The site comprises a former petrol filling station which has been cleared and is now vacant and ready for immediate development. The site is level and has an area of 0.61 acres (0.25 hectares).

Planning

The site is identified as one of the town's key Development Opportunities by Invest Gainsborough - <http://www.investgainsborough.com/> and is suitable for a variety of different uses including retail, trade counter, motor trade, care, medical, all Subject To Planning.

Proposed Development

Our clients propose to undertake a commercial development of the site, and are seeking pre-lets and expressions of potential occupier interest. There is a degree of flexibility in terms of the layout of the development at this stage but as an example of an overall scheme, there is an indicative layout plan below showing 2 units, one of c. 1,500 sq ft (139.35 sq m) and one of upto 6,000 sq ft (557.42 sq m) which can be split to accommodate specific requirements.

Terms

The units are offered by way of new full repairing and insuring Leases on terms and at rents to be agreed. Consideration may also be given to the sale of long leasehold interests of individual units.

Business Rates

Business Rates will be assessed upon completion of the development.

Energy Performance Certificates

EPCs will be provided once the development is complete.

VAT

All figures are exclusive of VAT unless otherwise stated.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

Viewing/Information

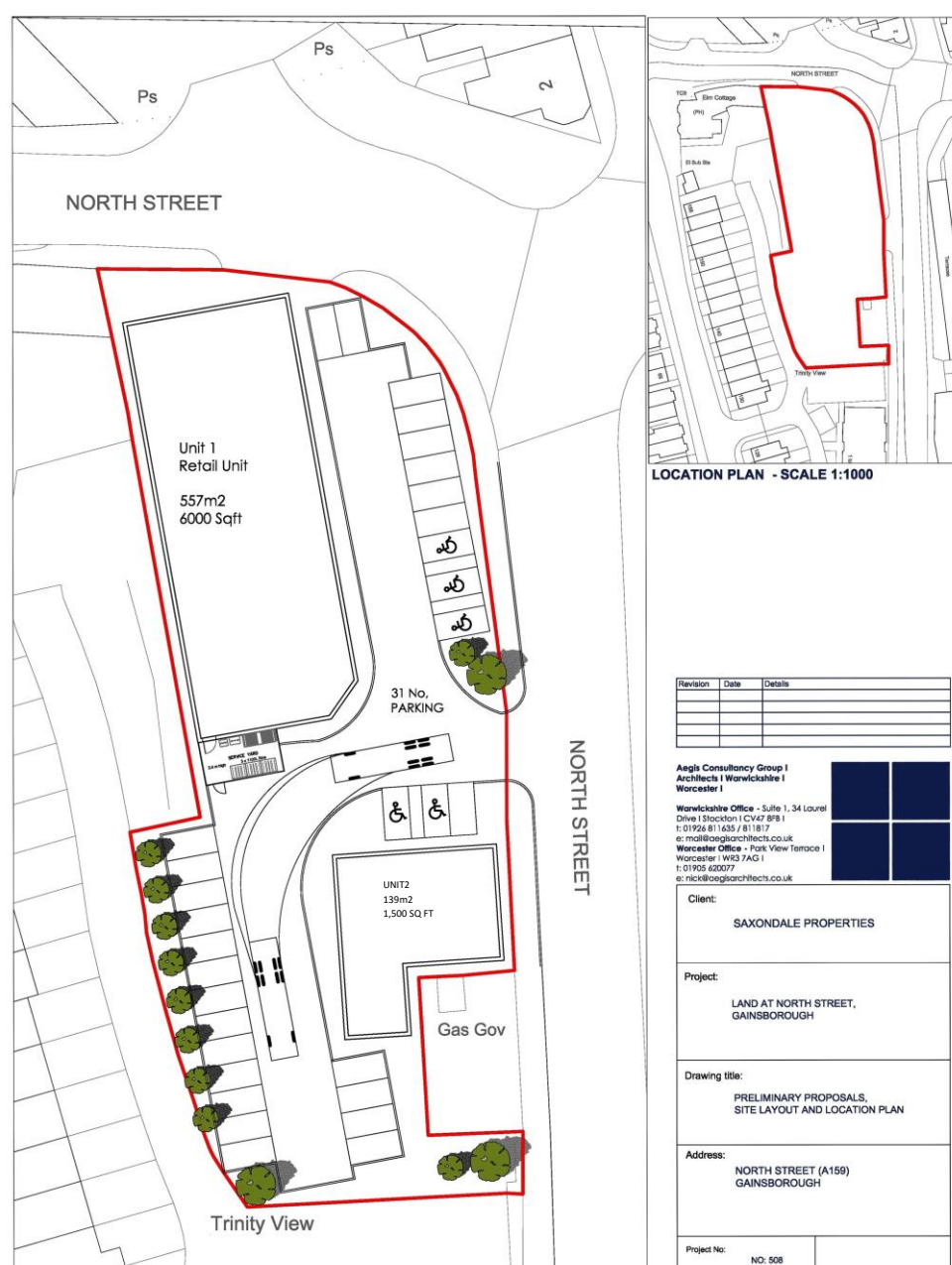
The site can be viewed from the roadside. Interested parties must not enter onto the site itself and do so entirely at their own risk.

For any further information, please contact:

Charles Trafford
Trafford Oliver
T: 0115 9598848
E: charles.trafford@traffordoliver.co.uk

Date March 2017

INDICATIVE DEVELOPMENT LAYOUT



Trafford Oliver Ltd for themselves and the Sellers or the Lessors of this property whose Agents they are, give notice that: 1.The Particulars are a general outline of the property only for the guidance of intended Buyers or Lessees and do not constitute any part of an offer or a contract. 2. All descriptions, dimensions, references to condition and other details are given without responsibility and may not be relied on as statements or representations of fact. Any reference to the use or occupation of the property or alterations does not imply that any necessary permissions have been obtained and any intended Buyer or Tenant must make his own enquiries. 3. Any Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of any information provided by Trafford Oliver Ltd. 4. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.