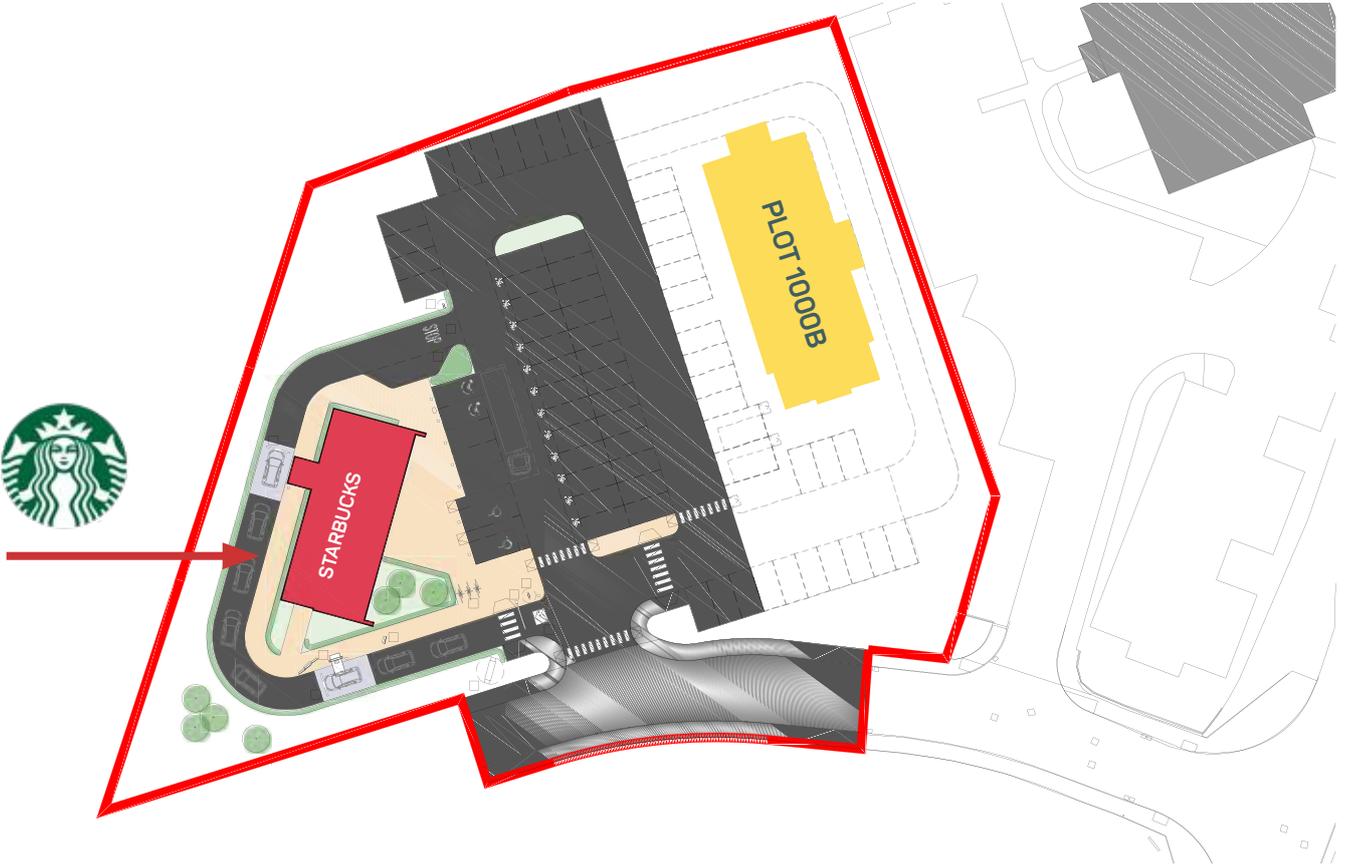


PLOT 1000
SOMERBY PARK
GAINSBOROUGH DN21 1QT
ROADSIDE | RETAIL | FAST FOOD OPPORTUNITY

Located on the Somerby Park Enterprise Initiative Area
Prominent location adjacent to the A631, linking to the A1/A1(M), A15 and M180/M18
Close to Gainsborough town centre





Proposed Use*	Plot Ref	Site Area Acres	Unit Areas sq m	sq ft
Starbucks	1000A	1.47	351	LET
Roadside/Retail/Fast Food Use	1000B		Up to 351	Up to 3,778

*subject to receipt of planning consent

THE OPPORTUNITY

The available opportunity forms part of Somerby Park which extends to approx. 11 acres adjacent to the established Heapham Road employment area.

Access is from Somerby Way which adjoins the A631 dual carriageway. The site abuts the Lincolnshire Otter Public House and A631 along its north-west boundary giving it a high degree of visibility as well as accessibility.

The scheme is currently proceeding through the planning process with a pre-commitment from Starbucks for building 1000A.

CONNECTIVITY

Gainsborough town centre	1 mile
Retford	11 miles
Lincoln	18 miles
Doncaster	21 miles
Sheffield	40 miles

LOCATION

Gainsborough is a busy Lincolnshire market town and the administrative centre for West Lindsey District Council. The town is 30 mins drive time from the motorway network (A1(M) and M1), two international airports and the East Coast Mainline rail services. Gainsborough was awarded New Growth Status by the Government in 2008. This will see a major growth and investment programme which will see 4,435 homes developed by 2036 together with commercial development and job creation. This will see the population increase from its current 19,000 to around 30,000. Major businesses located in the town include PING, EMINOX and Regal Manufacturing.

DEVELOPMENT PROPOSALS

Plot 1000B is available for a second roadside/retail/ fast food use to be developed to meet specific occupier requirements on a pre-let or pre-sale basis.

TERMS & FURTHER INFORMATION

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