

FOR SALE - Development Opportunity

Adjoining new Sainsbury's Supermarket

Sainsbury's

Colwick Loop Road, Nottingham, NG4 2JN

Key information

- ❑ Freehold or Long Leasehold
- ❑ Size – a cleared site of 1.71 acres (0.69 ha) fronting the car park
- ❑ Suitable for all uses including retail, leisure, F&B, Self-storage and employment (No Drive-thru or EV)
- ❑ Unconditional offers invited
- ❑ Ready for immediate development
- ❑ Rear access also available from Private Road No.3

Contact

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Site Overview

The development site being offered for sale fronts the Sainsbury's car park though can also be accessed independently from Private Road No.3.

The site extends to 1.71 acres.

This development site is next to a Sainsbury's store of 50,989 sq ft net sales, with an Argos store of circa 2,000 sq ft net sales. The store also includes a Starbucks, Specsavers, and a Pure Gym of 17,737 sq ft.

There is a surface car park with around 460 spaces, including six pump Sainsbury's petrol filling station.

Location

The development is situated within the Colwick area, approximately 3 miles to the east of Nottingham City Centre.

It is situated adjacent to the Colwick Loop Road (A612) and accessed via a signal-controlled junction.

Netherfield train station is just under a mile away, a 15-minute walk, which regularly services the area as part of the East Midlands Railway service.

The site lies to the south-west of Victoria Retail Park, whose key occupiers include Boots, Pets at Home, T-K Maxx, M&S Food, Next and B&Q. There is also a large Morrisons located to the south of the park.

Location Overview

- ❑ A Sainsbury's store of 50,989 sq ft net sales.
- ❑ An Argos store of circa 2,000 sq ft net sales.
- ❑ Starbucks and Specsavers units in store.
- ❑ Surface car park with around 460 spaces.
- ❑ Six pump Sainsbury's petrol filling station.

Demographics

- ❑ 15-minute drive time population of 180,261 people
- ❑ 58.6% categorised within the most affluent AB and C1 social groups
- ❑ A relatively high proportion of young adults, aged 16-24, owing to the large body of approximately 75,000 students enrolled at University of Nottingham and Nottingham Trent University combined.





Site Area

The site extends to approximately 1.71 ac (0.69 ha). Please refer to detailed plan on Data Room to show areas of restricted development on this site due to attenuation tanks.

Tenure

Freehold or Long Leasehold

Planning

Interested Parties should make their own planning enquiries with Tilehurst Parish Council.

Viewing

All interested parties should inform Rapleys of when they are looking to attend site so that onsite security are aware.

Data room

Scan QR code to access additional information on microsite.

Price

Offers invited.

VAT

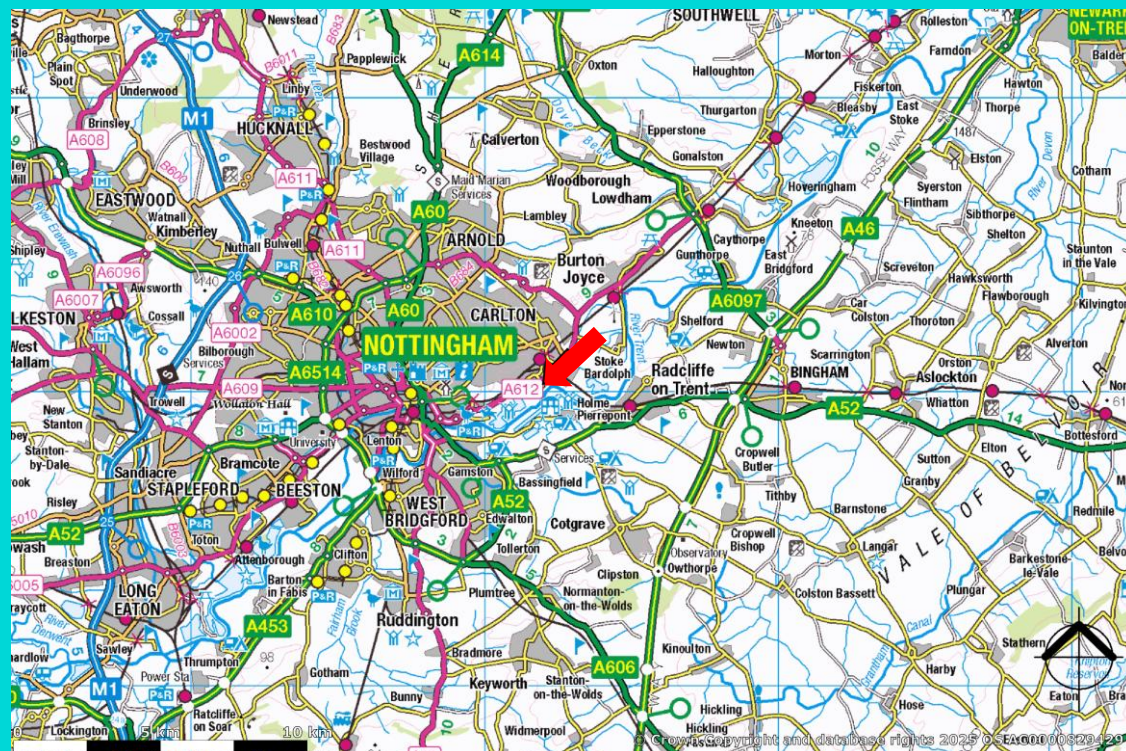
VAT if applicable will be charged at the standard rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



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