

# The Strand Shopping Centre

Burns Lane, Warsop,  
Nottinghamshire. NG20 0QG



Image illustrating view of the development from carpark focusing on units 1, 2, 3 & 4

A strategic level town centre site with access from Burns Lane and frontage to Church Street Warsop is to be developed for retail and leisure uses. Providing no less than five new retail units plus first floor office suite, units range in size from 974 sqft to 7,974 sqft. The scheme will have circa 42 car parking spaces.

The scheme will be suitable and of interest to a convenience store, a bakers, bookmakers, coffee shop or café, a vets practice, a Gym, an Estate Agents, a takeaway or Fish & Chip shop, hairdresser, beautician and many other uses.

## LOCATION

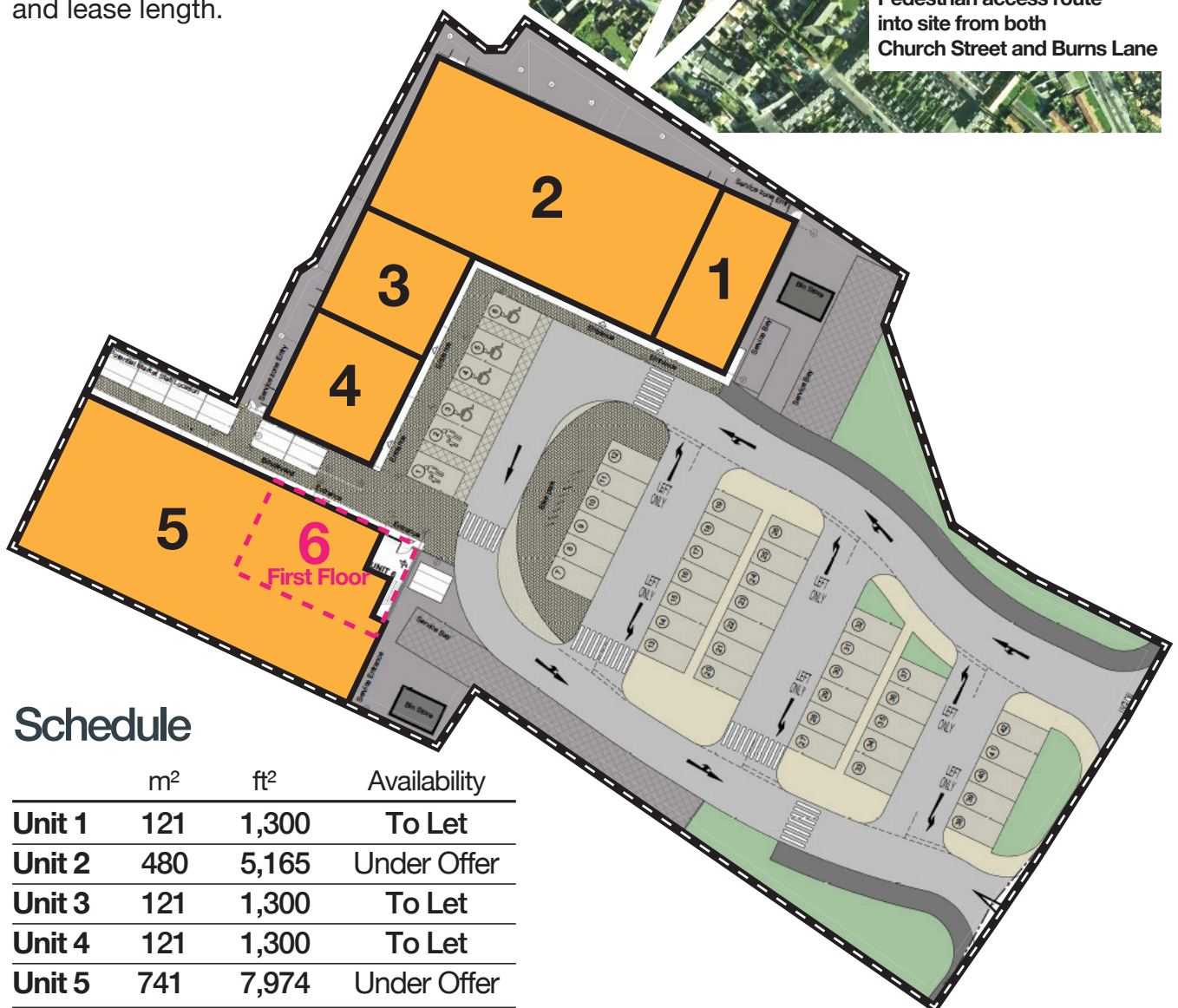
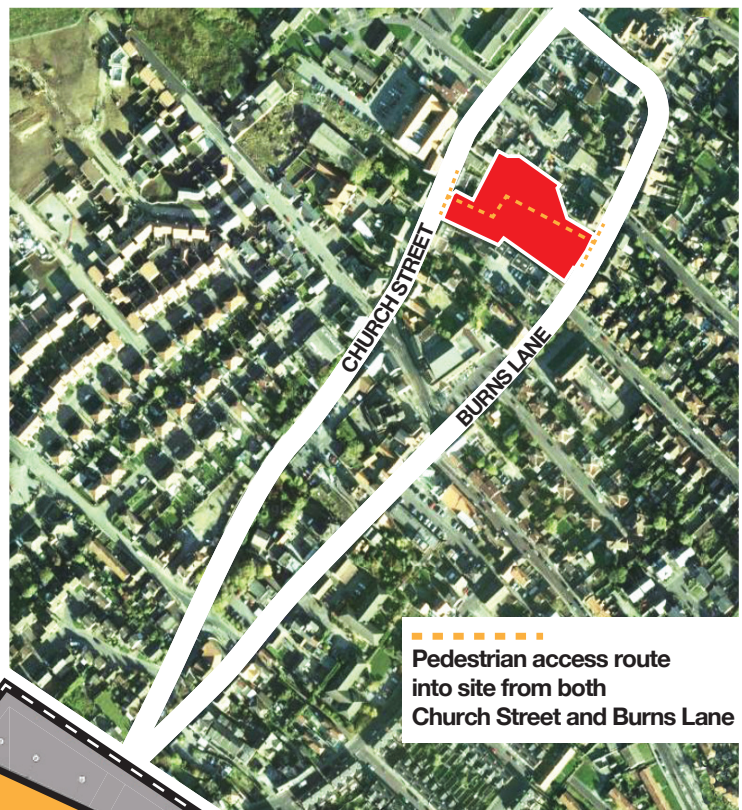
Situated in the centre of Warsop, part of Robin Hood Country the town has a vibrant community supported by Coop, Boyes, Betfred, Rowlands Pharmacy, Nisa, Bargain Booze and Subway. Warsop is equidistant between Mansfield and Worksop.



## Proposal

ARBA Group will construct five new single storey units plus a small first floor office suite and circa 42 parking spaces. The units within the Strand Shopping centre will be capable of division without internal columns. A pedestrian access and visibility from Church Street will be retained. Servicing will be from within the site.

The units are available on new leases for a minimum term of 5 years from completion. Incentives are available subject to tenant covenant, status and lease length.



## Schedule

	m <sup>2</sup>	ft <sup>2</sup>	Availability
<b>Unit 1</b>	121	1,300	To Let
<b>Unit 2</b>	480	5,165	Under Offer
<b>Unit 3</b>	121	1,300	To Let
<b>Unit 4</b>	121	1,300	To Let
<b>Unit 5</b>	741	7,974	Under Offer
<b>Unit 6</b>	90.5	974	To Let





View of the development from Church St, focusing on unit 5 and pedestrian entrance

## Occupancy Costs

**Rates:** to be assessed once redevelopment completed.

**Rent:** Ranging from £19,500 to £39,000 per annum.

**Service Charge:** There will be a small service charge for the shared maintenance of the common parts of the scheme based upon the first years budget costs.

## Timing

ARBA anticipate being on site constructing the development in August 2019 with delivery of units in May of 2020.

## EPC

The energy performance assessment rating is to be assessed once the development has been completed and the assessment will be made available to interested parties.

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[www.ARBAGroup.co.uk](http://www.ARBAGroup.co.uk)