

Godwin
Developments



TO LET: LAST AVAILABLE UNIT AT
RAM JAM SERVICES

A1 Northbound, Stretton, Oakham LE15 7QX

Investment Summary



Prominent arterial location

Situated adjacent to the busy A1 Northbound in Stretton, Rutland - main arterial route between Peterborough and Grantham.



41,000 daily passing traffic

The development benefits from a large passing traffic count in addition to a catchment of local residents.



Situated next to global F&B brands, PFS & bakery

The three adjacent units are pre-let to global brands - Costa Coffee, Wendy's and Brightside - a busy petrol station and a new Hambleton Bakery store.



Newly constructed unit

Brand new drive to unit available in Q2 2024 and measuring 754 sq. ft.



Limited similar units nearby

Lack of similar commercial premises makes this a compelling location.



72 car parking spaces

Tenant will benefit from 72 on-site car parking spaces.



Rent of £30,000 pa

Rent of 30,000 per annum sought.

About Rutland

The county of Rutland is located in the East Midlands, boarding the counties of Leicestershire, Lincolnshire and Northamptonshire.

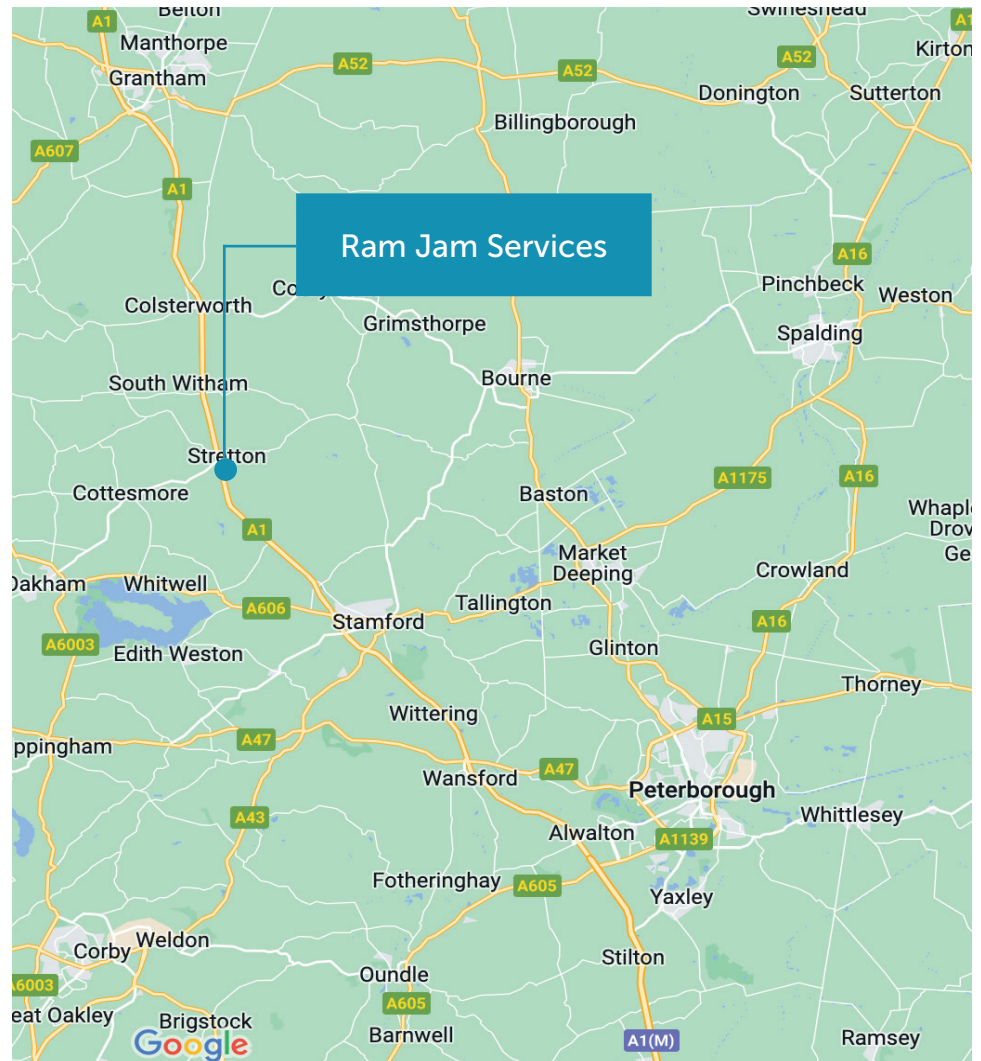
Whilst being a predominantly rural location, there are a number of key cities in close proximity; Peterborough is 15 miles to the South East, Leicester 18 miles to the East, Nottingham 26 miles to the North West and Birmingham 63 miles to the East. It is also considered to be one of the best places to go to if you want to enjoy the great outdoors.

This rural destination is visited by more than 1.89 million people every year, with the tourist economy worth around £135.6 million and directly supporting over 1,750 jobs - making it one of the county's main economic drivers.

Rutland Water, one of the largest man-made lakes in Europe, is situated just 15 minutes' drive from Ram Jam Services, and offers a multitude of leisure pursuits including watersports, cycling, fishing and bird watching.

In addition, Rutland has many attractive villages, set in the wonderful English countryside, that are home to picture postcard cottages and traditional country pubs.

The towns of Oakham and Uppingham are the main settlements in the area. Uppingham is famed for its antiques and galleries, whilst the county town of Oakham offers a great mix of quality high street and independent shops – not to mention its castle.

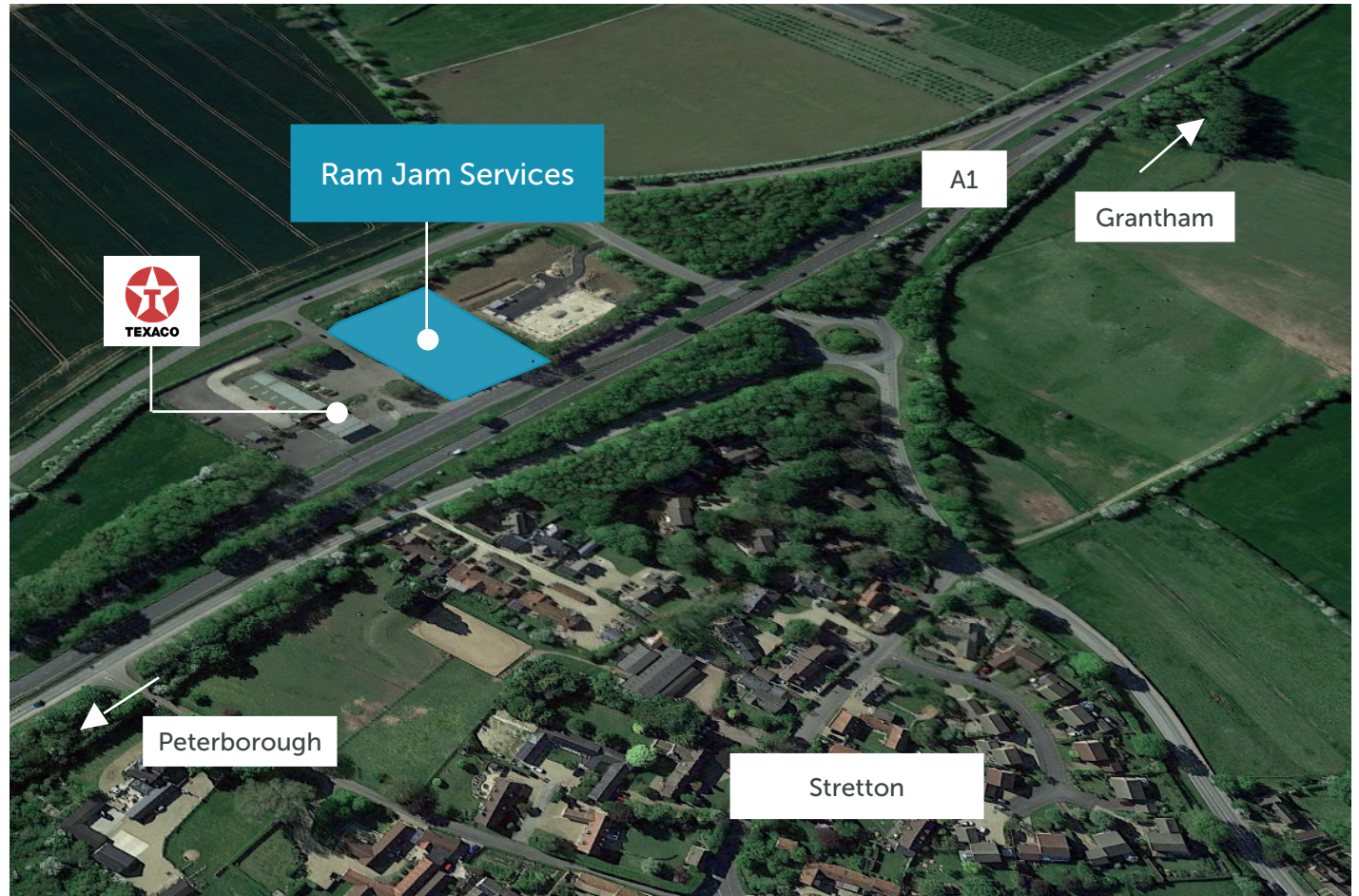


Situation

Ram Jam Services is a prominently positioned purpose-built roadside development along the busy A1 primary road in Rutland, set to capture retail sales from passing traffic and the nearby residential community.

Designed over 2 acres, this highly visible roadside scheme is located northbound on the A1 near Stretton, next to an existing petrol station and alongside the main arterial route from Peterborough to Grantham.

With very limited convenience offerings in the area, the development is in an ideal position to capture custom from the c. 41,500 vehicles passing the site daily as well as residents of the local area. To maximise the potential of the scheme, Godwin Developments are bringing forward four new-built retail units, pre-let to Costa Coffee, Wendy's and Loungers, to this busy and historically thriving roadside location.



Site plan & description

The development comprises four new, single storey purpose-built units.

Unit 1, which will be occupied by Brightside (a new roadside dining concept by Loungers), measures a total of 4,500 sq. ft./418 sq. m.

Unit 2, pre-let to Wendy's, is 3,305 sq. ft./307 sq. m. in size and accommodates a drive-thru retail store for the famous American brand.

Unit 3, which is a drive thru, measures 1,788 sq. ft./166 sq. m. and will accommodate Costa Coffee's store.

Unit 4 is currently available to let and is 754 sq. ft./70 sq. m. in size.

All units will have access to 72 car parking spaces, including 5 disabled bays.

The gross internal floor area of the development is 2,962 sq. ft. and the site area is approximately 0.66 acres.

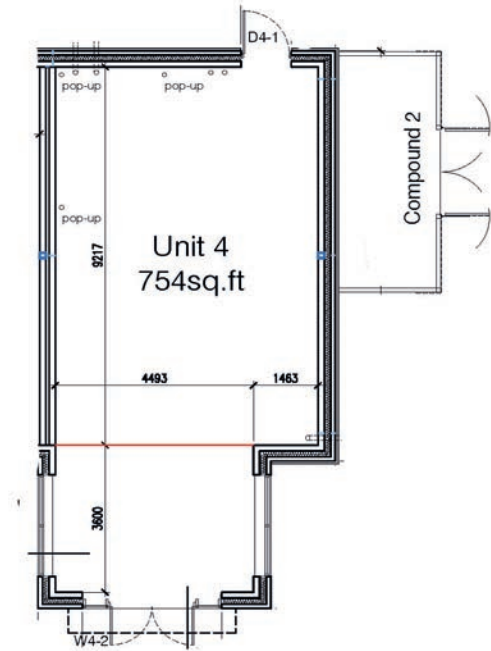
Tenure: **Freehold**

Practical Completion is anticipated Q2 2024.

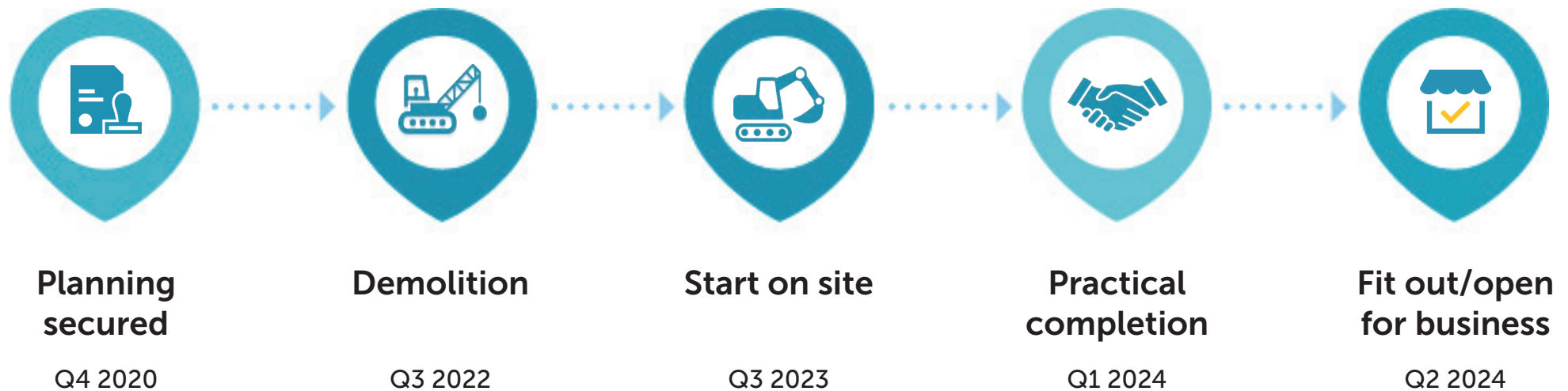


Elevations & Floor Plan

Unit 3 and 4: Costa Coffee & available unit



Development timeline



Projected timelines

The Developer

Ram Jam Services is delivered by Godwin Developments, an established property business with a focus on residential and commercial schemes across the United Kingdom.

Headquartered in Birmingham, the company also has offices in Central London and Nottingham and employs over 40 property professionals.

Established in 2003, Godwin Developments benefits from many years of experience in the real estate sector covering the full property development life cycle. This includes site identification, evaluation and acquisition, as well as securing planning, delivery and asset management. As a member of the Godwin Group of companies, it also has access to in-house development finance allowing the business to secure property opportunities and progress schemes at pace.

Our retail partners



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