

TO LET

New Roadside Unit
RETAIL / LEISURE / OFFICE
USE (SUBJECT TO PLANNING)



HOLDER & CO
Property Consultants



Leeds Road (A65)
Guiseley, Leeds
LS20 9NA

- 2,500 sq ft at Ground Floor
- Up to 5,000 over two storeys
- 21 car parking spaces





LOCATION

The property is located in Guiseley approximately 9 miles north west of Leeds City Centre. Situated fronting the A65 and in between Guiseley Retail Park and Westside Retail Park, home to M&S Simply Food, Costa Coffee, Boots, KFC, McDonald's, Next and Sports Direct.

DESCRIPTION

The property comprises a site suitable for roadside development of retail / leisure or offices (subject to planning) on a site of approximately 0.3 acres (1,214 sq m) with direct access from the A65 where the Dept of Transport research suggests passing traffic stats per year of over 18,000 vehicles.

- 2,500 SQ FT at Ground Floor
- Potential to provide 5,000 sq ft over two storeys
- 21 parking spaces
- EV Charging Provisions available

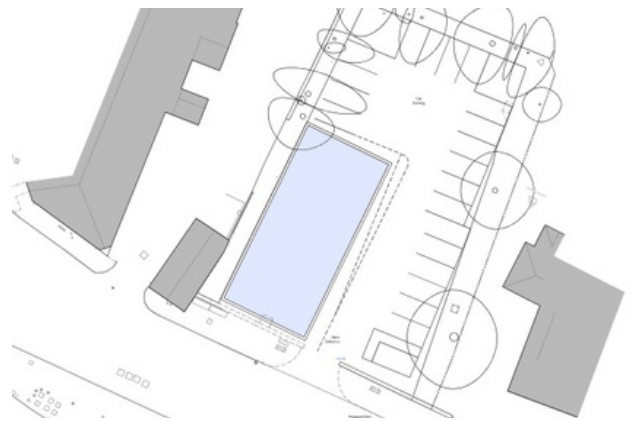
TERMS

Our clients are seeking to provide a 'design and build' solution, on a leasehold basis. Further information is available upon request.

PLANNING

Recently planning permission was granted for a commercial unit to operate within Use Class E (e) with associated car parking and including formation of new access. It is considered that alternative uses may be available, subject to a change of use application.

INDICATIVE LAYOUT



LEGAL COSTS

Each party to bear their own legal costs in the transaction.

CONTACT

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