

NEW ROADSIDE UNIT TO LET

RETAIL/ LEISURE/ OFFICE USE (SUBJECT
TO PLANNING)

LEEDS ROAD

Guiseley, LS20 9NA



Savills Leeds
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Leeds
LS1 4AP

savills.co.uk



Location

The property is located in Guiseley approximately 9 miles north west of Leeds City Centre and 3 miles south of Otley.

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**. This site is also close to Guiseley Theatre, Mumbai Village, Tuana and Aireborough Leisure Centre.

The property comprises a site suitable for roadside development (STP) with direct access from the A65 where the Dept. of Transport research suggests passing traffic stats per year of over 18,000 vehicles.

Accommodation

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

Planning

Recently planning permission was granted for a commercial unit to operate within Use Class 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.

Terms

Our clients are seeking to provide a 'design and build' solution, on a leasehold basis.

Further information is available upon request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Viewing & further information

Strictly by prior arrangement only with:

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