

# TO LET

## TURNKEY ROAD SIDE DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)

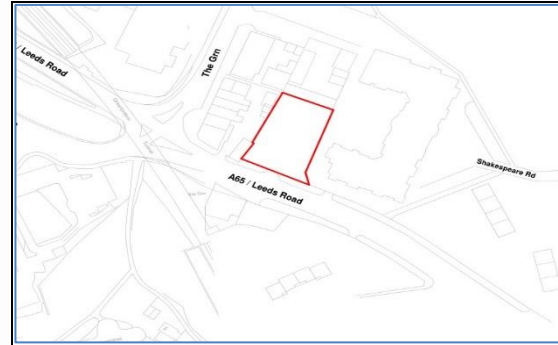


**Land Opposite 'The Yorkshire Rose'**

**Leeds Road (A65)**

**Guiseley, LS20 9NA**

- **Approx 0.3 acres (1,214 sq m)**
- **Prominent Frontage**
- **18,000+ Passing Vehicles per day**
- **Potential Roadside Development (STP)**



## LOCATION

The property is located in Guiseley approximately 9 miles north west of Leeds City Centre. Situated fronting the A65 and in close proximity to Guiseley Retail Park which is home to M&S Simply Food, Costa Coffee, Boots and KFC.

## DESCRIPTION

The property comprises a site suitable for roadside development and extending to 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.

## PLANNING

The land has an established use as a car park but it is considered that alternative uses may be more suitable, subject to a change of use.

## TERMS

Our clients are seeking to open discussions with suitable roadside operators to provide a 'turnkey' solution, on a leasehold basis. Further information is available upon request.

## LEGAL COSTS

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

## RATEABLE VALUE

Further information available upon request.

## CONTACT

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