

TO LET (MAY SELL)

**POTENTIAL ROAD SIDE DEVELOPMENT PLOT
(SUBJECT TO PLANNING)**



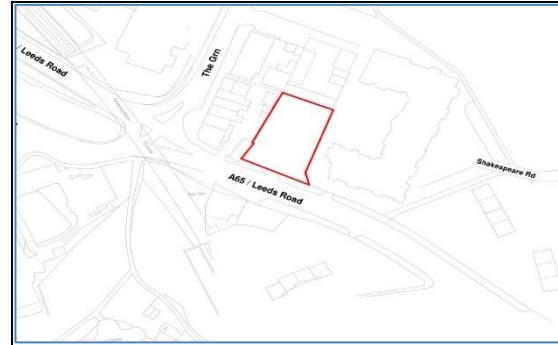
Land Opposite 'The Yorkshire Rose'

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 an enclosed, surfaced piece of land 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. The site is considered suitable for roadside uses, subject to planning.

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

The premises are available to lease or alternatively our clients may consider a sale. 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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