



Bramham Crossroads

Junction 44 (A64), Leeds, LS24 9NN



To Let

Retail / Restaurant / Café Units

- 2/3 refurbished café/restaurant/retail units
- 1,185 sq ft - 1,615 sq ft & car parking
- Directly fronting the Eastbound A64 at Junction 44 of the A1(M) benefiting from average daily traffic flow of in excess of 30,000 vehicles
- Suitable for café, restaurant, take-away, retail or other roadside uses, subject to planning

Indicative – subject to refurbishment

The site occupies an exceptionally prominent location on the Eastbound A64; the main arterial route linking Leeds to York and the Coast. The site is adjacent to Junction 44 of the A1(M).

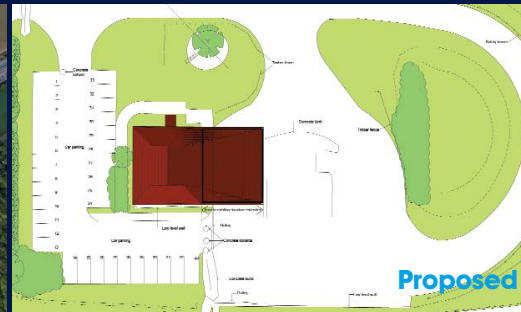
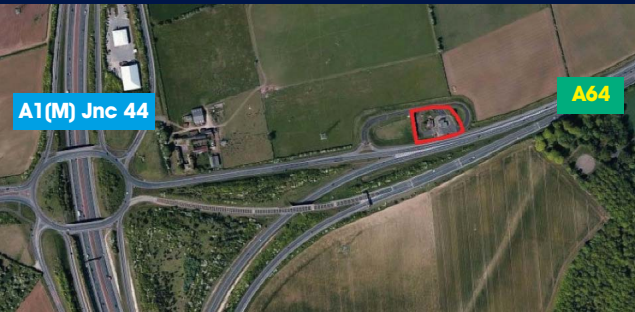
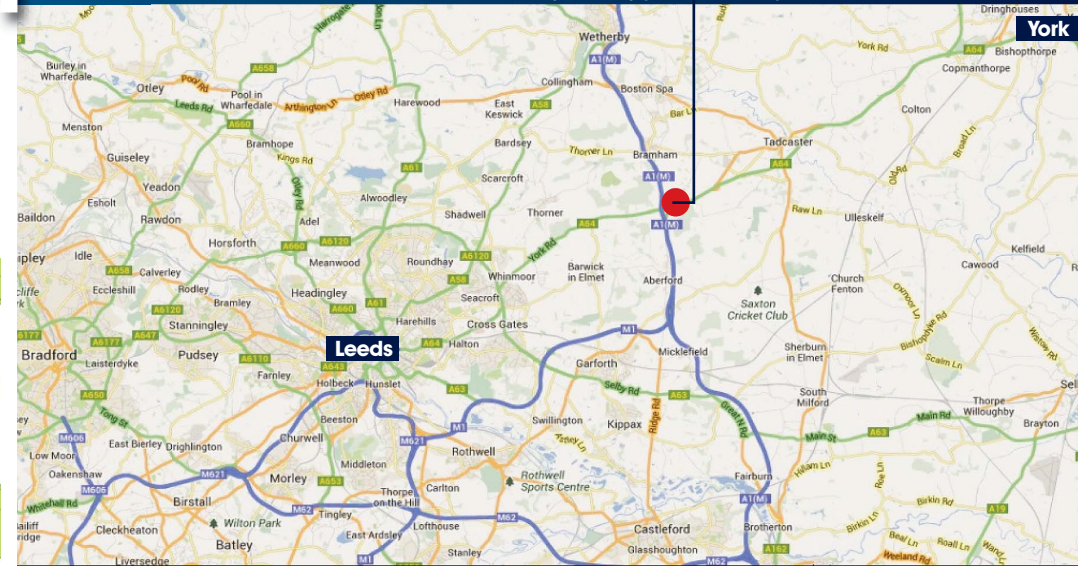
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Location

The site is situated 4 miles South West of Tadcaster, 13 miles South West of York and 14 miles North East of Leeds. Harrogate is approximately 13 miles to the North.

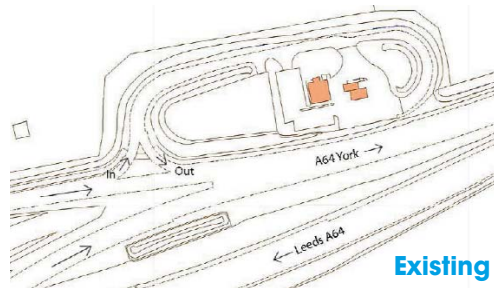
The site benefits from in excess of 30,000 vehicles passing the site on the Eastbound A64 every day (Department for Transport).



Description

The site currently comprises 2 units (subject properties) and car park.

One of the existing buildings is to be refurbished and extended to a high standard and agreed specification with capped services. Alternatively the units will be refurbished as two units as per existing configuration.



Accommodation

The units are available with the following approximate ground floor areas:

	Sq M	Sq Ft
Existing		
Unit 1	150	1,615
Unit 2	110	1,185
Proposed		
Single extended building	325	3,498

Planning

Both units are suitable for a range of uses, subject to planning.

The properties have traded in the past as retail / restaurant units with A1 & A3 consent. The site has also operated as a petrol filling station under sui generis use.

Interested parties are advised to make further enquiries with the local planning authority.

Terms

The proposed units are available by way of a new effective FRI lease, for a term of years to be agreed.

Full details of the rent are available upon application.

Rates

Interested parties are advised to make further enquiries with the local planning authority.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

Pending.

Viewing and Further Information

All viewings are strictly by prior appointment:



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