

# Gallagher Leisure Park, Bradford

RESTAURANT UNITS TO LET 2,500 - 4,000 SQ FT

COMPLETE REDEVELOPMENT  
NEW MAJOR RE-FIT BY ODEON

START ON-SITE SUMMER 2017



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SAT NAV: BD3 7AT



Computer generated image of Gallagher Leisure Park

## Description

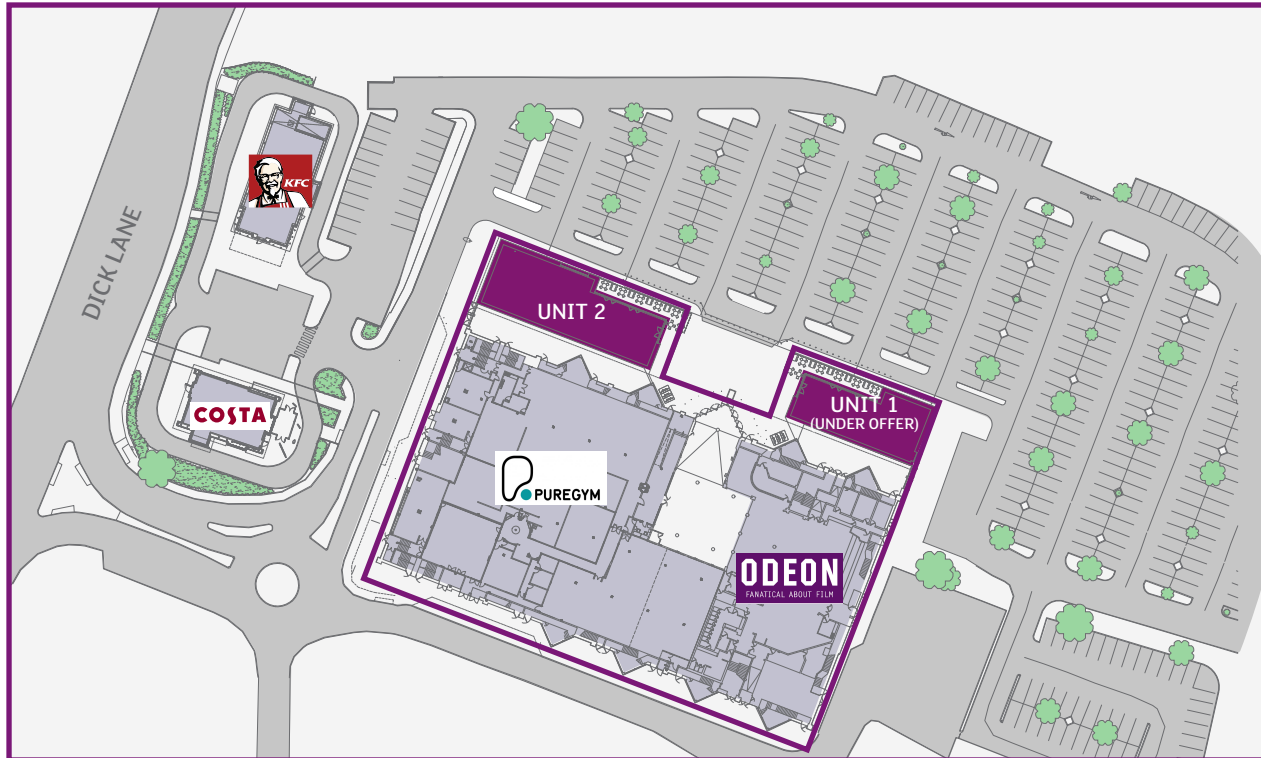
Gallagher Leisure Park, Bradford, currently comprises a single leisure unit let to Odeon Cinema and Virgin Active, extending to 75,000 sq ft. Planning consent was granted to greatly increase the scheme's leisure offering to include a full refurbishment of the existing 13 screen cinema by Odeon, including new state of the art reclining seats, and the creation of two new self contained restaurant units and two new detached Drive-Thru Restaurants pre-let to KFC and Costa.

In addition, Pure Gym have spent in excess of £1m on the refurbishment of the former Virgin Active.

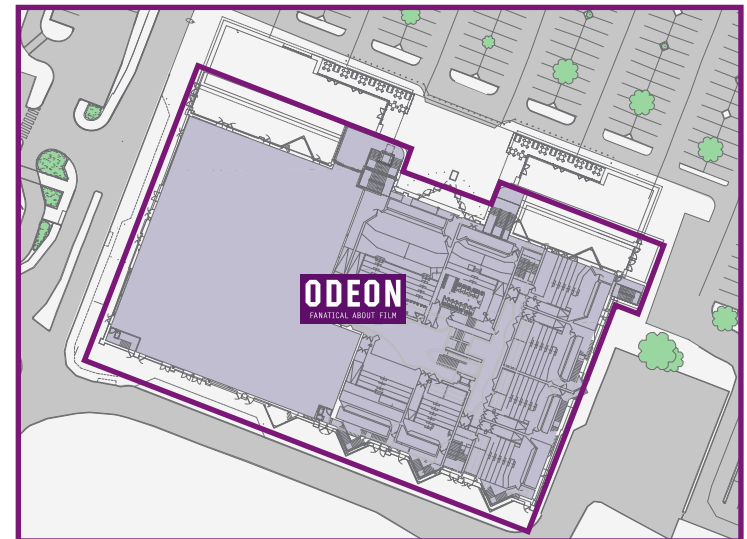
# Proposed Accommodation

Ground Floor	Restaurant Unit 1	232.95 sq m	2,500 sq ft (Under Offer)
	Restaurant Unit 2	371.0 sq m	4,000 sq ft

Ground Floor



First Floor



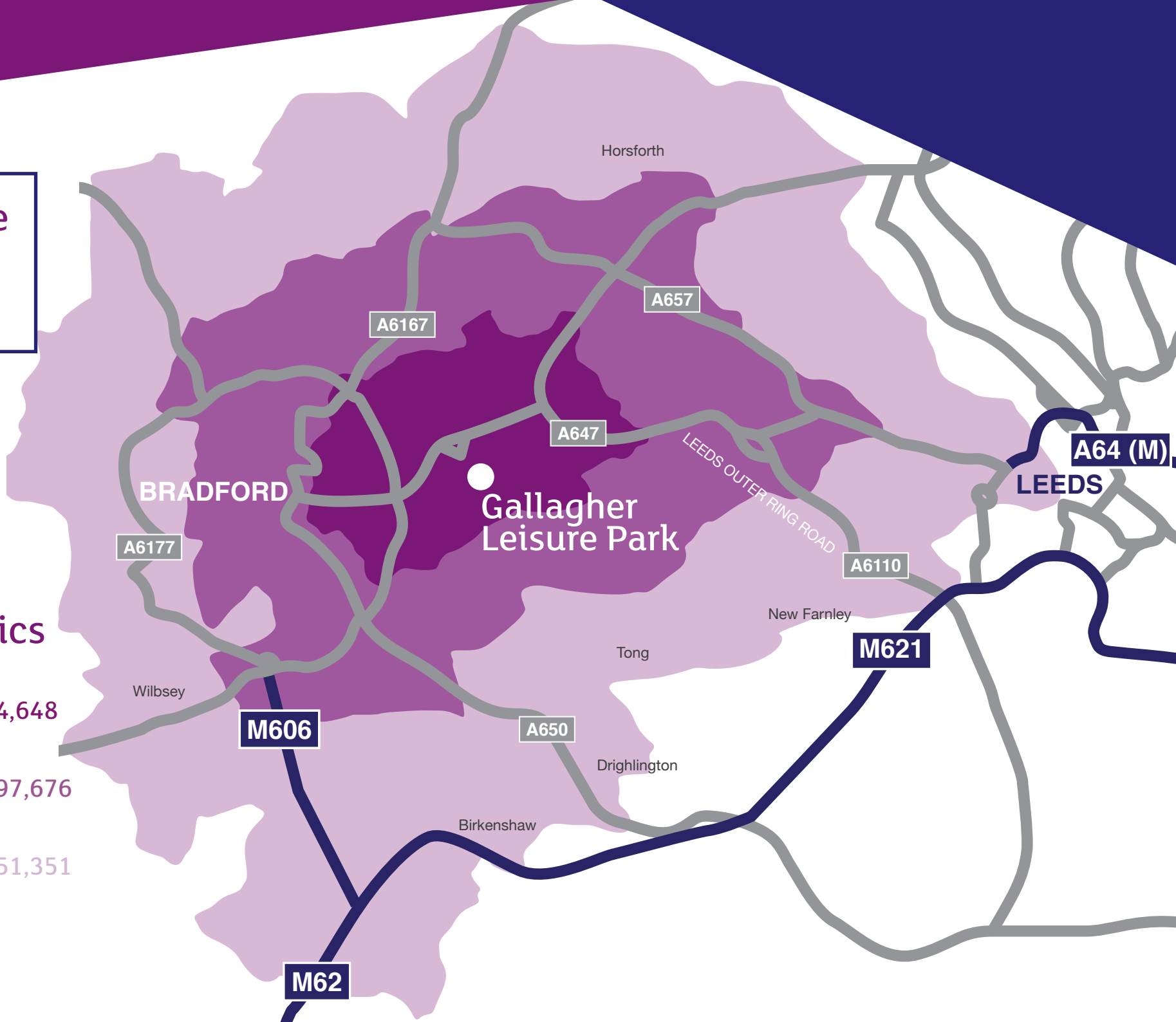
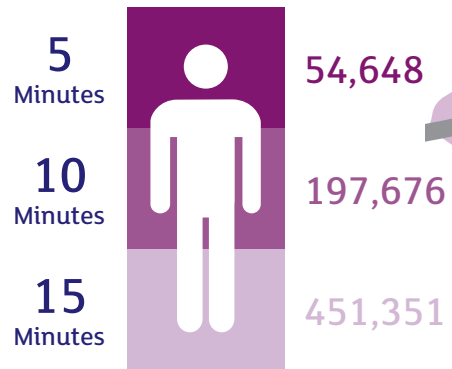
## Planning

Planning consent for two Drive-Thru units has been secured. Planning consent will be secured for additional two restaurant units shortly.

## Drive Time



## Demographics



# Location

Gallagher Leisure Park lies on the border of Bradford and Leeds, benefiting from a 10 minute catchment of 197,676 people and a 20 min catchment of 739,110 people.

The scheme is situated with frontage to Dick Lane on the busy Thornbury roundabout, accessed via Leeds Road which is the main arterial route west-east from Bradford to Leeds.

The park is 2 miles to the east of Bradford City Centre and 6.5 miles to the west of Leeds City Centre. The surrounding area comprises a business park, residential and commercial uses including, Asda, Morrisons, B&Q, Morrisons Head Office all within a 500m radius and close to Owlcoates (Asda and M&S) within a mile of the scheme.

# Timescales

Phase 1 to include the two Drive-Thru units – start on site Q2 2017.

Phase 2 to include the refurbishment of the Odeon and construction of 2 restaurant units – start on site Q3 2017.

# Contact

Please contact the agents



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