



# Bramham Crossroads

Junction 44 (A64), Leeds, LS24 9NN

To Let

Drive Thru , Petrol &  
Retail Opportunity



Prominent Roadside Opportunity with A3/A1 consent (former Little Chef) & Potential for Petrol Filling Station

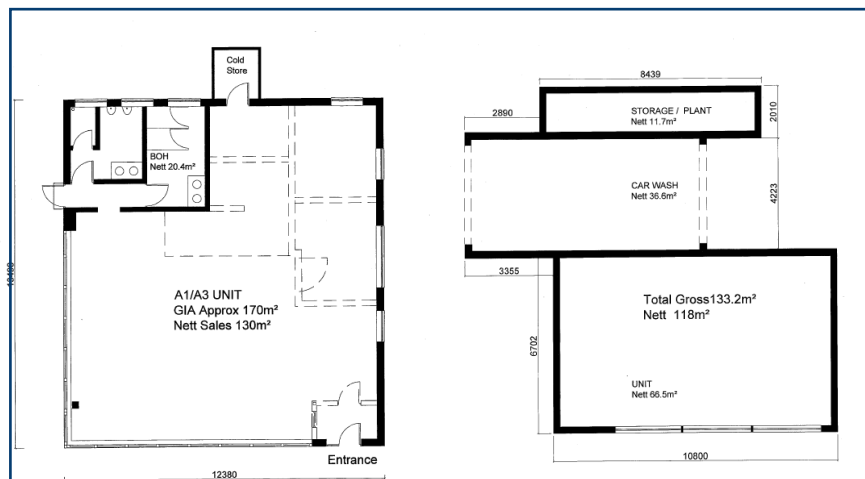
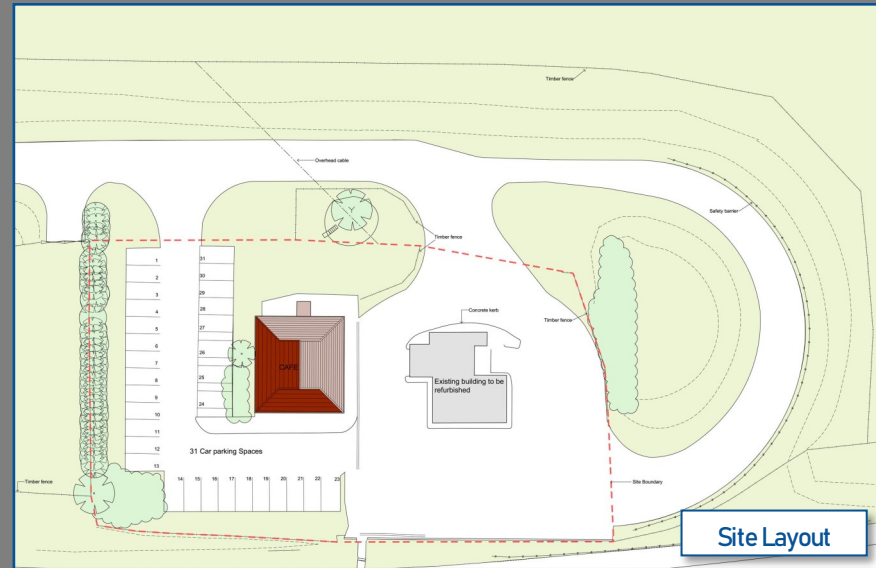
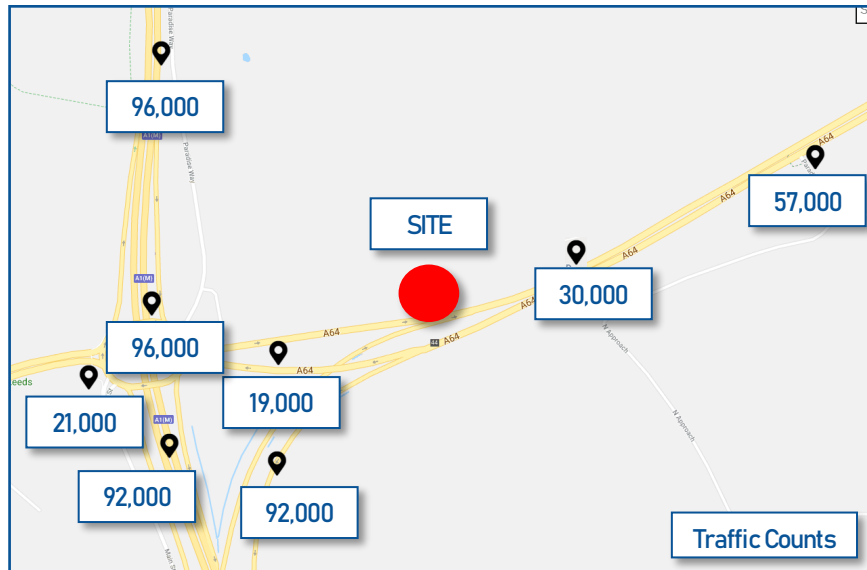
Directly fronting the Eastbound of the A64 at Jun 44 of the A1(M)

Average daily traffic flow in excess of 30,000 vehicles



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- Excellent Vehicle Traffic Counts around the subject junction of the A1(M) & A64
- Previously a Little Chef and Petrol Filling Station
- Final Design, Elevations and Signage subject to planning
- Unit 1 – approx. 1,800 sqft (Restaurant/Retail)
- Unit 2 – approx. 1,430 sqft (PFS)





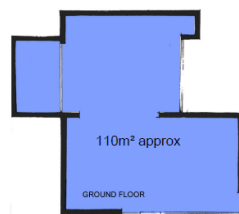
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Proposed GF Plan & Section



SECTION



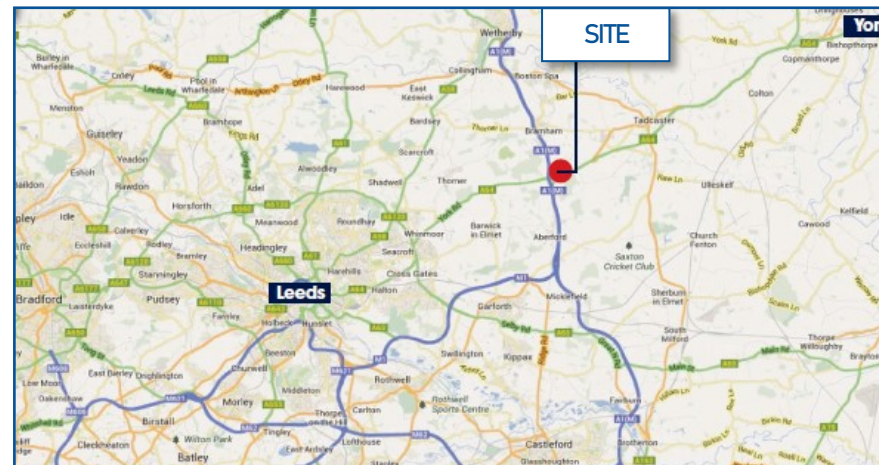
Proposed  
Layout

**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).**

## 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).**



## 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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