-O- Bramham Crossroads Junction 44 (A64), Leeds, LS24 9NN



To Let

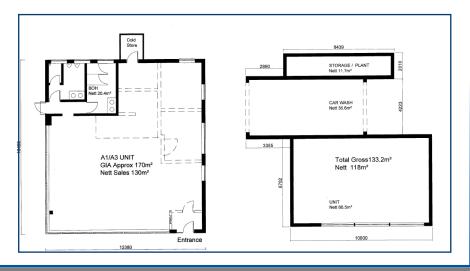
Drive Thru, Petrol & Retail Opportunity

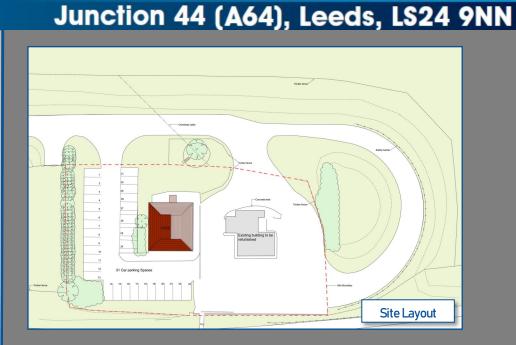


Prominent Roadside Opportunity with A3/A1 consent (former Little Chef) & Potential for Petrol Filling Station Directly fronting the Eastbound of the A64 at Jun 44 of the A1(M) Average daily traffic flow in excess of 30,000 vehicles

- CD- Bramham Crossroads

O 96,000 0 57,000 SITE 0 30,000 96.000 0 0 19,000 21.000 0 0 92.000 92.000 **Traffic Counts**





- Excellent Vehicle Traffic Counits 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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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 Pendina.

Viewing and Further Information

All viewings are strictly by prior appointment:



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