

LEEDS, LS20 8QH











LOCATION

Guiseley is an affluent West Yorkshire town located II miles to the north west of Leeds, 8 miles north of Bradford and 14 miles south west of Harrogate.



SITUATION

The scheme is prominently situated on the A65 Leeds Road which is the main thoroughfare through Guiseley and connects directly with Leeds city centre. A 65,000 sq ft Morrisons is immediately opposite while Westside Retail Park is situated 0.3 miles south east.



PLANNING

The property benefits from Open AI planning consent (including food).



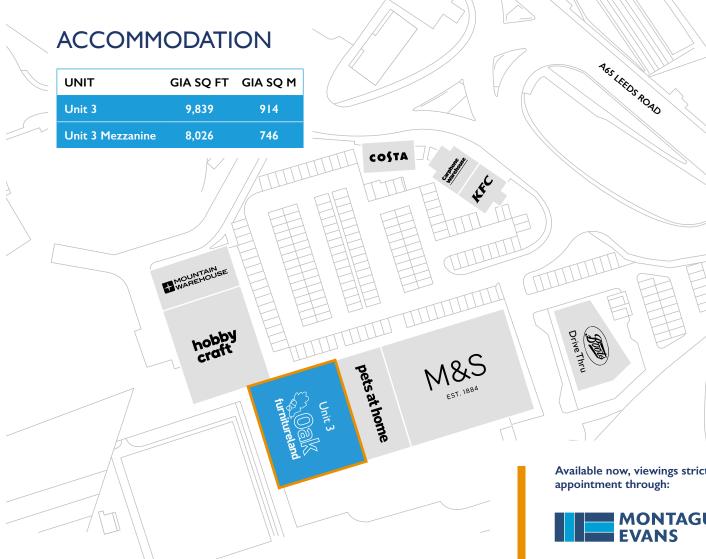
UNIT TO LET

9,839 sq ft GIA subject to vacant possession. 8,026 sq ft mezzanine in situ. EPC – B42.



TERMS

Further information available on request.



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