



**FINAL UNIT  
1,400 sq ft**



**A658 / HARROGATE ROAD  
Daily traffic flow 20,700**

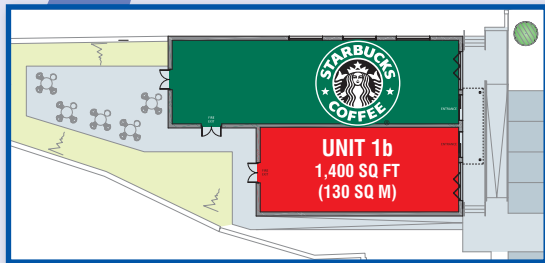
**READY FOR  
OCCUPATION  
MAY 2021**

- **Adjacent to LIDL, Starbucks & Drive thru**
- **Suitable for various uses**
- **Prominent location on Harrogate Road**

**HARROGATE ROAD | BRADFORD | BD2 3SP**

**TO LET NEW RETAIL UNIT 1,400 SQ FT (130.06 SQ M)**





**SITE PLAN**

## LOCATION

The site is located prominently on Harrogate Road (A658) in Fagley, close to the Victoria Road/Pullan Avenue roundabout. Harrogate Road is the main arterial route linking North Leeds to Bradford City Centre. This location has a mix of both commercial and residential properties.

## DESCRIPTION

The subject unit is located adjacent to Starbucks towards the front of the site which will also include a new LIDL supermarket, a drive thru restaurant plus a number of trade counter units. The property will be finished to a shell condition ready for an occupier to fit-out, with mains power and waste connection. An external seating area can be provided to the side of the unit. Customer parking is available to the front. Completion due by the end of May 2021.

# READY FOR OCCUPATION MAY 2021

## ACCOMMODATION

Unit 1b - 1,400 sq ft (130.06 sq m).

## RATES

To be assessed upon completion.

## TERMS

The unit is available by way of a new full repairing and insuring lease on terms to be agreed. Rent on application.

## EPC

An Energy Performance Certificate will be provided upon completion.

## VAT

All figures are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## PLANNING

The unit has planning for A1, A3 (both now E Class) and A5 use.

## FURTHER INFORMATION

For viewing arrangements or to obtain further information please contact:

**Pete Bradbury**

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