

On instructions from  
**ASDA**

# new retail store

**OPPORTUNITY**  
ADJOINING NEW ASDA



KEIGHLEY  
TRAIN STATION

ALDI

ICELAND

CAVENDISH  
RETAIL PARK

AIREDALE  
SHOPPING  
CENTRE

SAINSBURY'S

ASDA

AG035 BRADFORD RD

BRADFORD ST

Bradford Road, Keighley BD21 3ER

# new retail store

## SITUATION

This is a 1.4 acre site situated on the northern fringe of the town centre retail area fronting to the Asda store car park off the A6035 Bradford Road opposite Keighley Railway Station. Bradford Road is the principal route into the town centre off the A650 Aire Valley Trunk Road.

The subject plot is shown edged in red on the attached aerial photograph. The photograph also highlights the proximity of the site to the Sainsbury's, Cavendish Retail Park and the town centre shops.

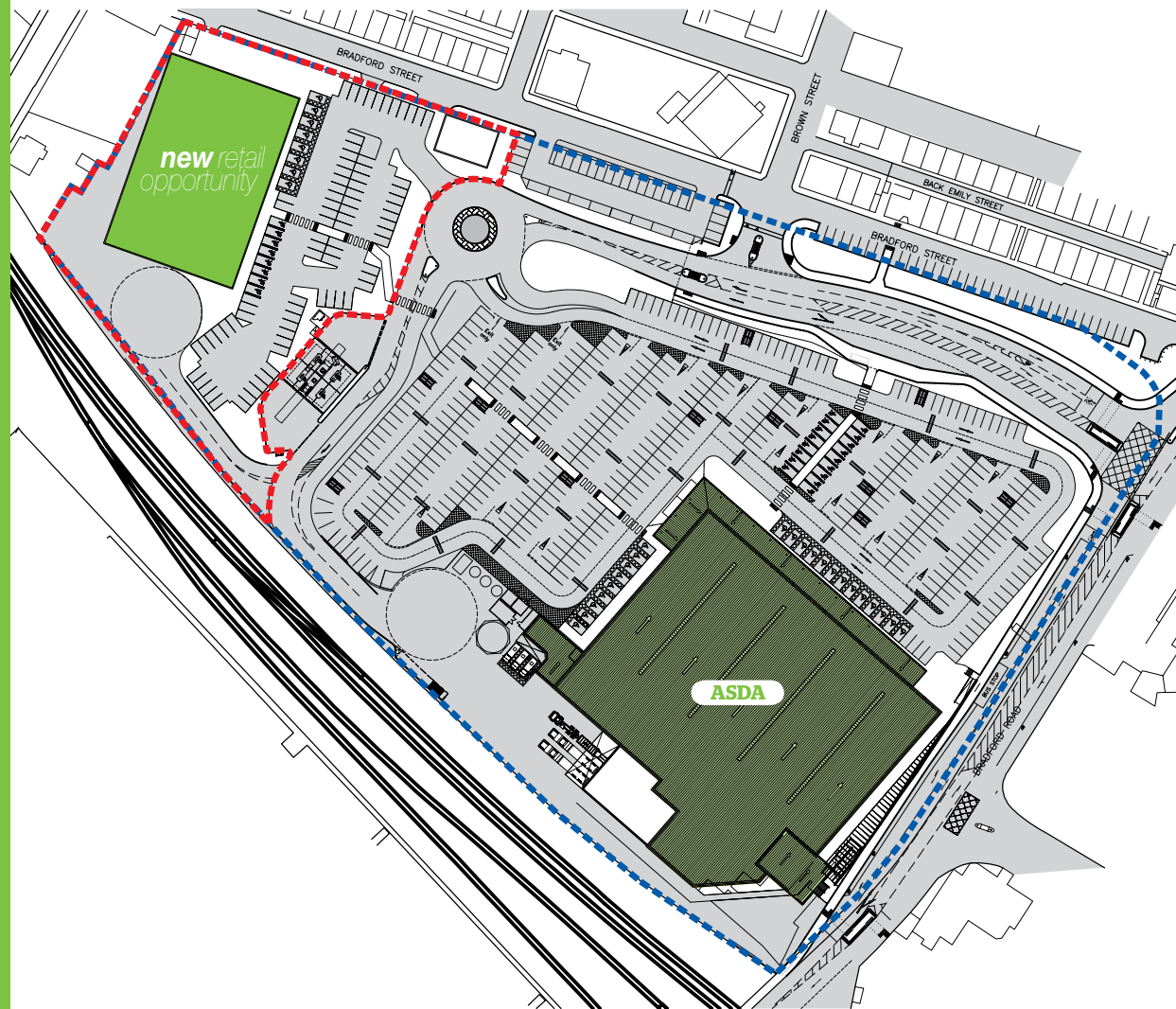
## TOWN PLANNING

Planning consent was obtained in June 2010 for an A1 retail development of up to 2,787sq metres gross (30,000sq ft), 2,230sq metres sales area (24,000sq ft). The planning is essentially bulky goods and there is a minimum store size restriction of 750sq metres gross (8,075sq ft).

## THE OPPORTUNITY

The site is owned by our Client Asda Stores Ltd who are prepared to consider the outright sale of the plot to an owner occupier. Alternatively Asda are proposing to carry out a direct development of the site to provide new units on a leasehold basis.

A range of unit sizes and layout permutations are possible – please contact the Joint Agents for copies of indicative layouts and to discuss your requirements in detail.



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