



AIRE VALLEY RETAIL PARK

EAST PARADE, KEIGHLEY, BD21 5HX

ON BEHALF OF ALDI
STORES LIMITED



**LAST REMAINING POD /
RETAIL UNITS TO LET**
**1,000 SQ FT (93 SQ M) UP TO
5,000 SQ FT (465 SQ M) GIA**

- MIXED USE DEVELOPMENT OPPORTUNITY
- ANCHORED BY A NEW ALDI FOODSTORE AND MAJOR DRIVE THRU' OPERATOR.

**Lamb
Swift &**
Commercial Property

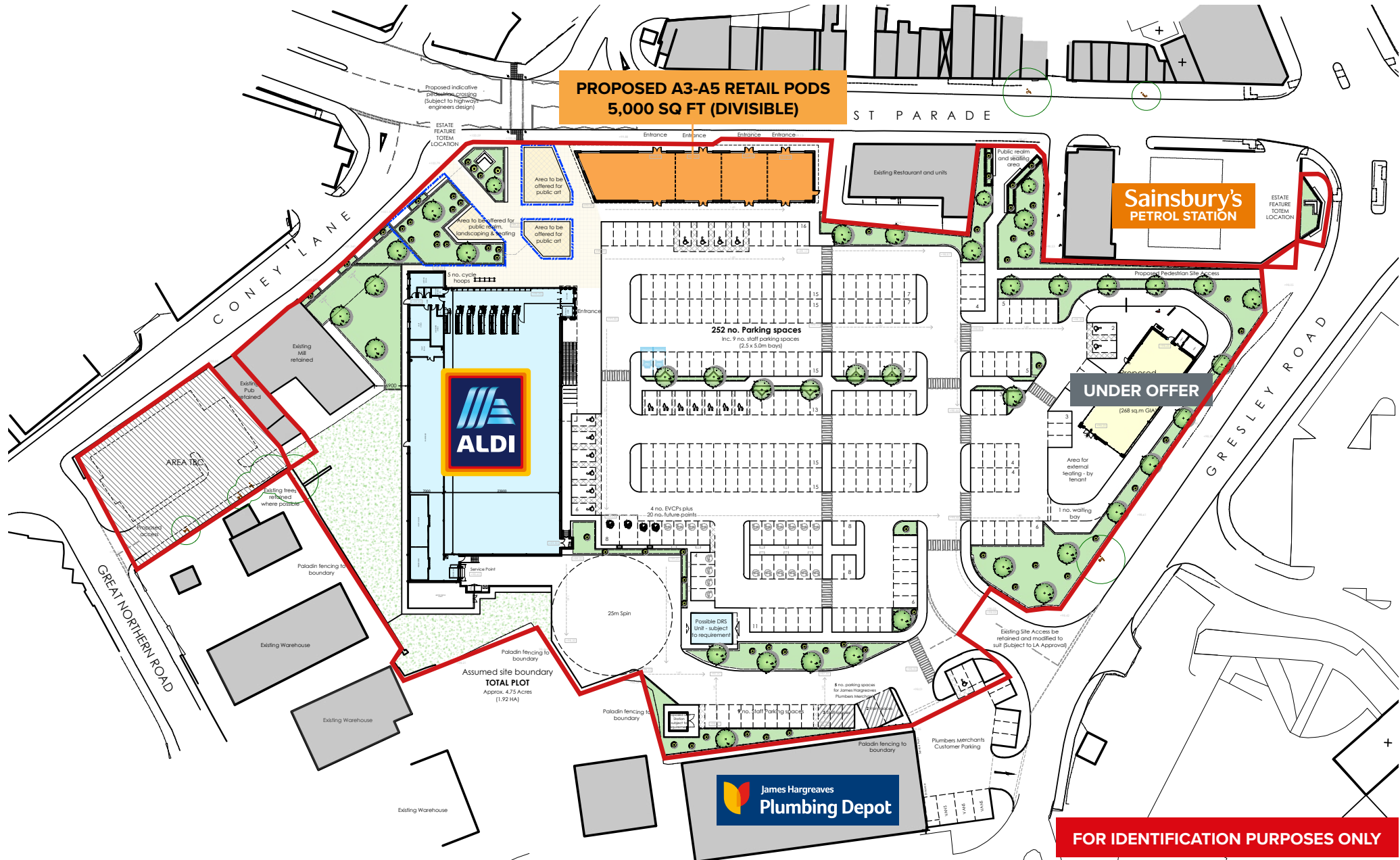


The proposed pod/
retail units form part of
a larger development
site, part of which is
due to be retained and
developed by Aldi for
one of their new format
foodstores.



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5,000 SQ FT (465 SQ M) GIA

- MIXED USE DEVELOPMENT OPPORTUNITY
- ANCHORED BY A NEW ALDI FOODSTORE
- TERMS ALSO NOW AGREED WITH A MAJOR DRIVE THRU' OPERATOR



FOR IDENTIFICATION PURPOSES ONLY



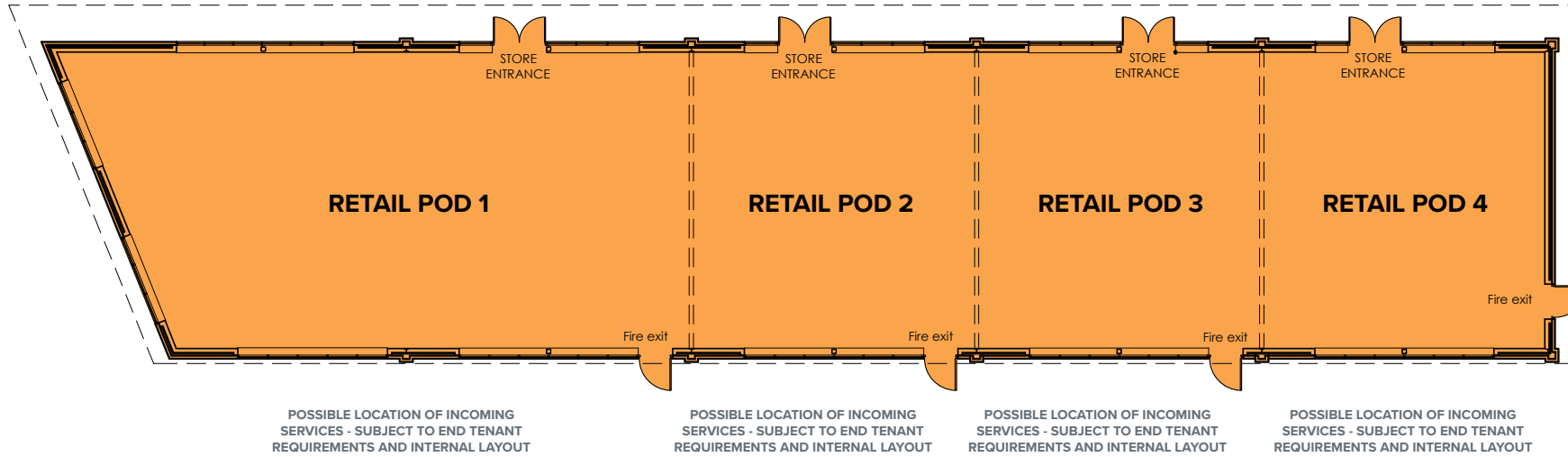
Aire Valley Retail Park occupies a prime site in the centre of Keighley.

Keighley is a popular market town, located within the wider district of the City of Bradford, some 11 miles north west of Bradford and approximately 13 miles north of Halifax.

According to the 2011 Census, the town had a population of 56,348 persons, but with a 15-minute drive time catchment of 119,228 (source CACI).

Nearby occupiers include Sainsbury's, ASDA and Cavendish Retail Park, where B&M and Sports Direct are currently represented. The town's main bus station and train station are each within approximately 250m.





RETAIL PODS FACE ONTO EAST PARADE

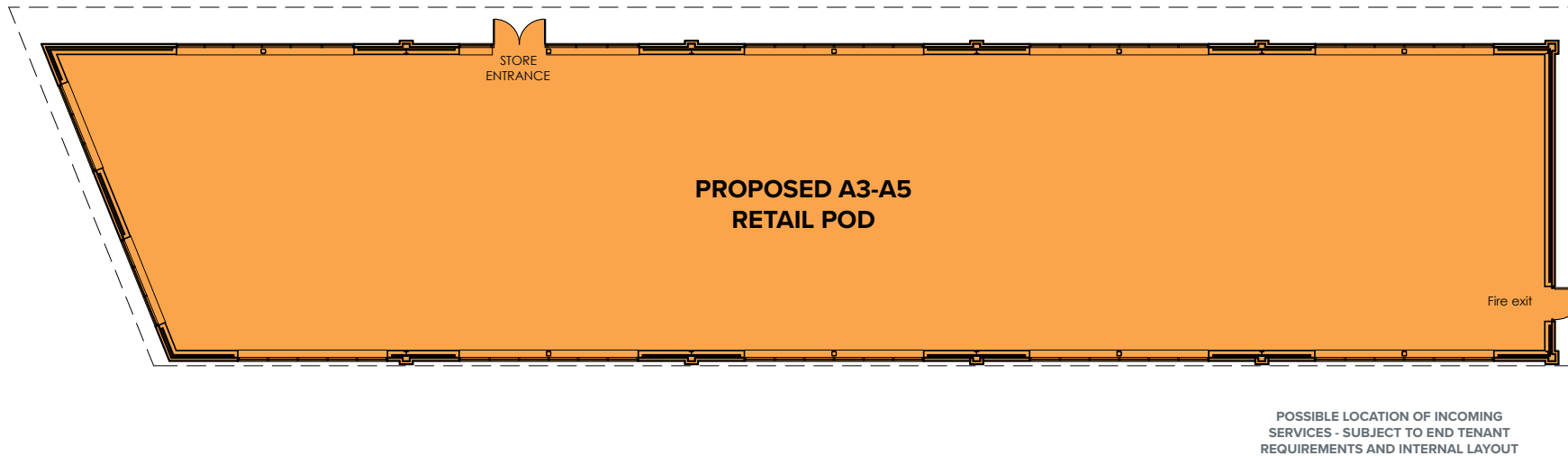
OPTION 1

RETAIL POD 1 2,000 SQ FT (185.8 SQ M) GIA

RETAIL POD 2 1,000 SQ FT (92.9 SQ M) GIA

RETAIL POD 3 1,000 SQ FT (92.9 SQ M) GIA

RETAIL POD 4 1,000 SQ FT (92.9 SQ M) GIA



OPTION 2

RETAIL POD 5,000 SQ FT (465 SQ M) GIA



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PLANNING

A fresh planning application for the proposed scheme is to be submitted shortly.

SCHEME

As indicated above, various alternative layouts are possible, but prospective purchasers are invited to submit proposals based on end users' preferred schemes.

TIMING

Our clients intend to be on site in Spring 2022 with a view to opening Late Spring/ Summer 2023.

CONTACT

Please contact sole agents, Lamb & Swift Commercial

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PRICE/TERMS

The subject units are available on terms to be agreed – rent upon application to the sole agents.

EXCLUSIVITY

There is a restriction in favour of the drive thru' operator against the use of the units as a restaurant or café.

SPECIFICATION

The proposed units will be handed over as a standard developers shell specification - copy available upon request.

Lamb & Swift
Commercial Property

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lambandswift.com

