

# PRIME ROADSIDE RETAIL / F&B DRIVE-THRU OPPORTUNITY (STP)

## LAND AT NORTH LEEDS RING ROAD, SEACROFT, LS14

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- ◇ Site area 0.71 acres
- ◇ Traffic flow of c. 20,000 vehicles daily at junction of Ring Road/Limewood Approach
- ◇ Former overflow car park site with prominent & extensive frontage to Ring Road (B6902)
- ◇ Site is capable of accommodating 2 alternative schemes to include a mix of fast food/coffee drive thru & EV Charging
- ◇ Well established & heavily populated mixed use location comprising industrial, office and leisure accommodation plus nearby residential

# LOCATION

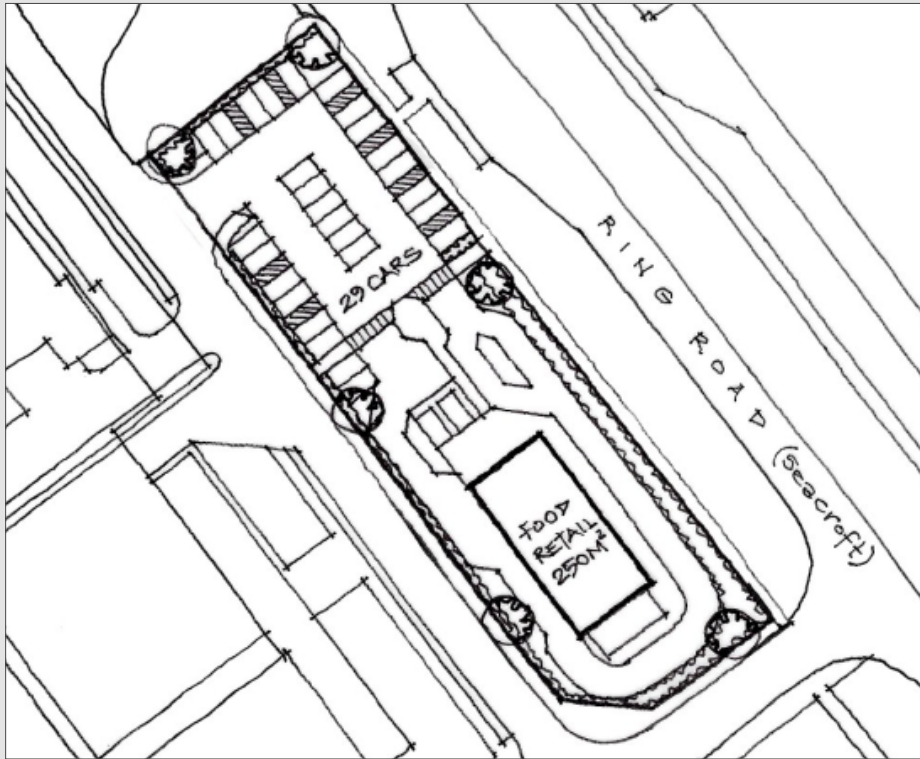
- The property is located roughly 7 miles to the northeast of Leeds city centre, on the B6902 North Leeds Ring Road, which forms one of the main arterial routes providing access to the A58 Wetherby Road, the East Leeds Orbital Ring Road to the north, and the A64 York Road to the south.
- Leeds is England's 3rd largest city by population, with 845,190 being the latest estimate of the Leeds Metropolitan District. With the country's 4th largest student population, there is a strong youthful contingent to the demographic of the city.



- Leeds boasts impressive domestic and international transport links, with a mainline train station, and an airport. Liverpool and Hull ports are roughly equidistant (70 miles) to the west and east respectively.
- There are some existing fast food providers in this area, including Greggs, Costa and Subway, but these are 'in line' units, the only drive-thru being a KFC further along the ring road.
- The opportunity therefore exists for further roadside F&B at the subject location in this prime position.

LIMEWOOD APPROACH, NORTH LEEDS RING ROAD, LS14

# THE OPPORTUNITY – OPTION 1



## Accommodation (GIA)

Use	Sq. M.	Sq. Ft.
Food Drive-thru	250.00	2691
<b>Total</b>	<b>250.00</b>	<b>2691</b>

Car Parking Spaces	13
+ EV Charging	16
<b>Total</b>	<b>29</b>

LIMEWOOD APPROACH, NORTH LEEDS RING ROAD, LS14

## The Area

- The land situated to the side of North Leeds Ring Road is located in a high traffic area. Roughly 25,000 people drive past this location every day.
- The popular Slazenger Padel Club is directly opposite the site, as well as the new Flip Out indoor playground, while there is an Ultraflex Gym and Martial Arts centre just behind the subject site.
- A weekly estimated average of 9,000 visitors travel to Flip Out and 1400 players to Slazenger Padel.
- KFC, JD Gym and Ninja Warrior are situated a few metres down the road.
- The industrial units surrounding the site employ a sizeable working population, with an estimated 600 people at the Unilever plant and 300 at Ecco Safety Group representing only a fraction.
- Surrounding the site is an industrial / commercial warehouse estate of around 120 acres. The estate is experiencing an increase in big box leisure, serving the north Leeds market.

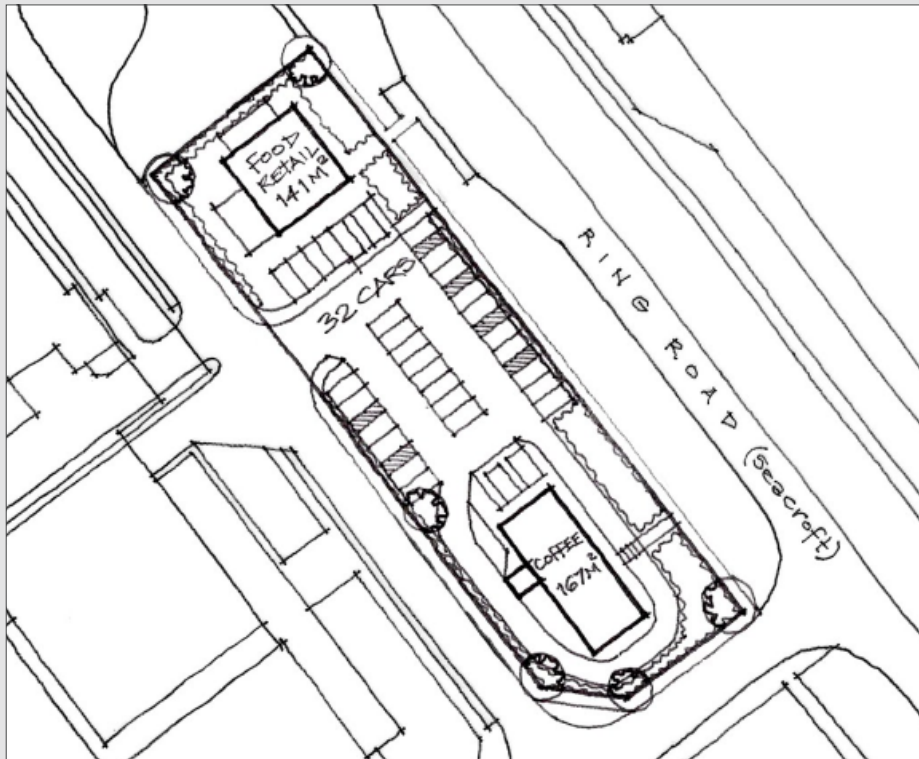
## The Site

- A former overflow car park site, situated off the northbound carriageway of the Ring Road, it can also be accessed from the southbound lane.
- The site is capable of accommodating two alternative schemes:

### Option 1:

- Food drive-thru extending to 2691 ft<sup>2</sup>
- + 16 EV charging car parking spaces
- + 13 standard car parking spaces (inc 2no. Disabled)

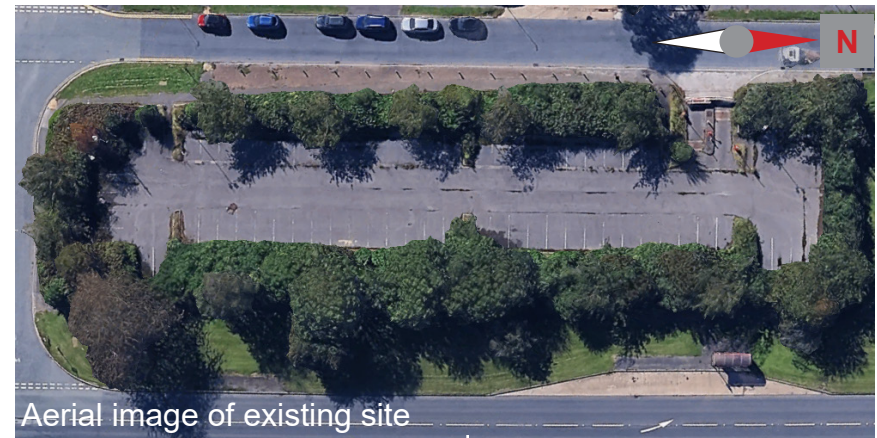
# THE OPPORTUNITY – OPTION 2



## Accommodation (GIA)

Use	Sq. M.	Sq. Ft.
Food Retail	141.00	1517.7
Coffee Drive-thru	167.00	1797.6
<b>Total</b>	<b>308.00</b>	<b>3315.3</b>

Car Parking Spaces	20
+ EV Charging	12
<b>Total</b>	<b>32</b>



## The Site

- A former overflow car park site, situated off the northbound carriageway of the Ring Road, it can also be accessed from the southbound lane.
- The site is capable of accommodating two alternative schemes:

### Option 2:

Coffee drive-thru extending to 1797 ft<sup>2</sup>

Food/Retail pod – 1518 ft<sup>2</sup>

+ 12 EV charging car parking spaces

+ 20 standard car parking spaces (inc 4no. Disabled)

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## For further information

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