



ON BEHALF OF



A650



FILLING STATION

A650

SNOW HILL RETAIL PARK

THE SITE

M1



LEASEHOLD / FREEHOLD

**PRIME ROADSIDE OPPORTUNITY**

## WAKEFIELD, SNOW HILL, WF1 2DF

- Prime Roadside Development Opportunity.
- Gateway Location to Wakefield City Centre from Junction 41 of M1.
- 30,000 vehicles passing the site daily.
- Site Anchored by a new Euro Garages Petrol Filling Station.
- Service sites available from 0.5 to 2.09. acres (0.20 to 0.85 ha).
- Suitable for: Drive Thru, Pub/Restaurant, Motor Dealership, Retail & Trade Counter uses, STP.

**ENTER**



## SUMMARY

- Occupies a prime trading location directly **opposite Snow Hill Retail Park**.
- Circa **30,000 vehicles** passing daily.
- Planning permission granted in May 2018, for a Petrol Filling Station on the adjacent site.
- Serviced Site extending to circa **2.09 acres available** for a range of complementary uses.
- We are instructed to seek **leasehold (design & build) offers**, Freehold proposals will be considered.



## LOCATION

The city of Wakefield is an administrative centre in West Yorkshire. The city has a population of 77,512 with a total primary catchment population of 314,000.

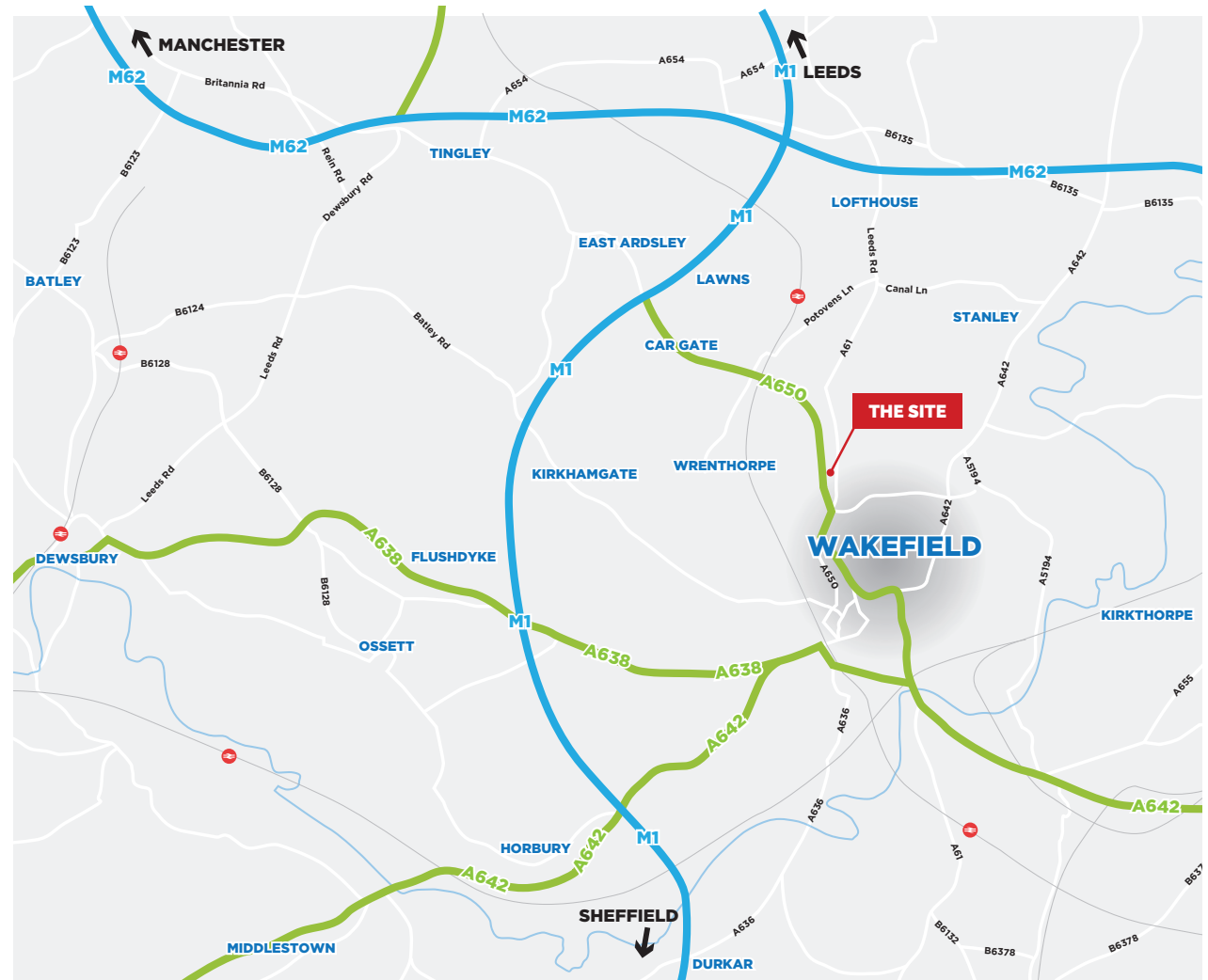
Wakefield benefits from excellent road communications. The M1 motorway is 2.5 miles to the West of the City, providing access to the major road network and linking directly with Leeds and the A1 (M) to the north with Sheffield and the Midlands to the south and the M62 motorway 4 miles to the north.

The site lies opposite Snow Hill Retail Park, 1.2 miles north of Wakefield city centre and is prominently positioned on Newton Hill Roundabout fronting the A650, which links directly to Junction 41 of the M1, 1 mile to the north.

The adjacent site has planning consent for a new Petrol Filling Station with occupiers on Snow Hill Retail Park opposite including: - Aldi, Iceland, McDonalds, Greggs, Subway and Costa Coffee. Other notable occupiers: - Premier Inn, Brewers Fayre, Burger King and Bannatyne Health & Fitness all of whom are located on the A650, immediate north of the site.

## DRIVE TIMES (APPROX)

Leeds	10 miles	20 mins
Sheffield	30 miles	45 mins
York	30 miles	48 mins
Manchester	45 miles	60 mins



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## OPPORTUNITY

An exciting opportunity for occupiers to take up position alongside the proposed Petrol Filling Station with prime position on the A650 and opposite the entrance to Snow Hill Retail Park.

The successful party(ies) will enjoy prime position on the larger development site, where separate access will provide off the roundabout junction.

The plot (edged orange on the plan) is available as a “Serviced Site” and extends to approximately 2 acres (0.85 Hectares) in total. Our client can offer development plots and / or designs and build solutions to meet end users specific requirements.

## PLANNING

Wakefield Planning Department Granted planning consent 25/5/18 (Application No:17/01621/ful) for, Petrol station on the adjacent land.

For a copy of the Planning Consent [Click Here](#) or for further information access the dataroom on the Hindley Lawrence website: [www.hindleylawrence.co.uk](http://www.hindleylawrence.co.uk)

The balance of the site is considered suitable for a range of alternative uses. Interested parties should contact Wakefield Planning department on - 0345 8506 506 to discuss the suitability of their intended use.



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## TERMS

Our clients have a strong preference to offer design and build Leasehold or Freehold solutions to meet the specific requirements of interested parties.

Price and rent on application.

## RATING

Non-domestic business rates will be assessed upon practical completion of the development.

## ENERGY PERFORMANCE CERTIFICATE

Energy performance ratings will be assessed upon completion of the development.

## VAT

Value Added Tax, which is to be charged on transactions at the prevailing rate.

## VIEWING AND FURTHER INFORMATION

The development can be viewed from the roadside. Various documents are available in the data room.

To access please visit: [www.hindleylawrence.co.uk](http://www.hindleylawrence.co.uk)

For site access and further information please contact:

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