



# AIRE VALLEY RETAIL PARK

EAST PARADE, KEIGHLEY, BD21 5HX

ON BEHALF OF ALDI  
STORES LIMITED



CGI FOR ILLUSTRATIVE PURPOSES ONLY

**DRIVE THRU' PLOT AND 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
- ALDI DUE ON SITE IN SEPTEMBER 2023
- DRIVE THRU' SITE NOW RE-AVAILABLE DUE TO ABORTIVE NEGOTIATIONS

**Lamb & Swift**  
Commercial Property

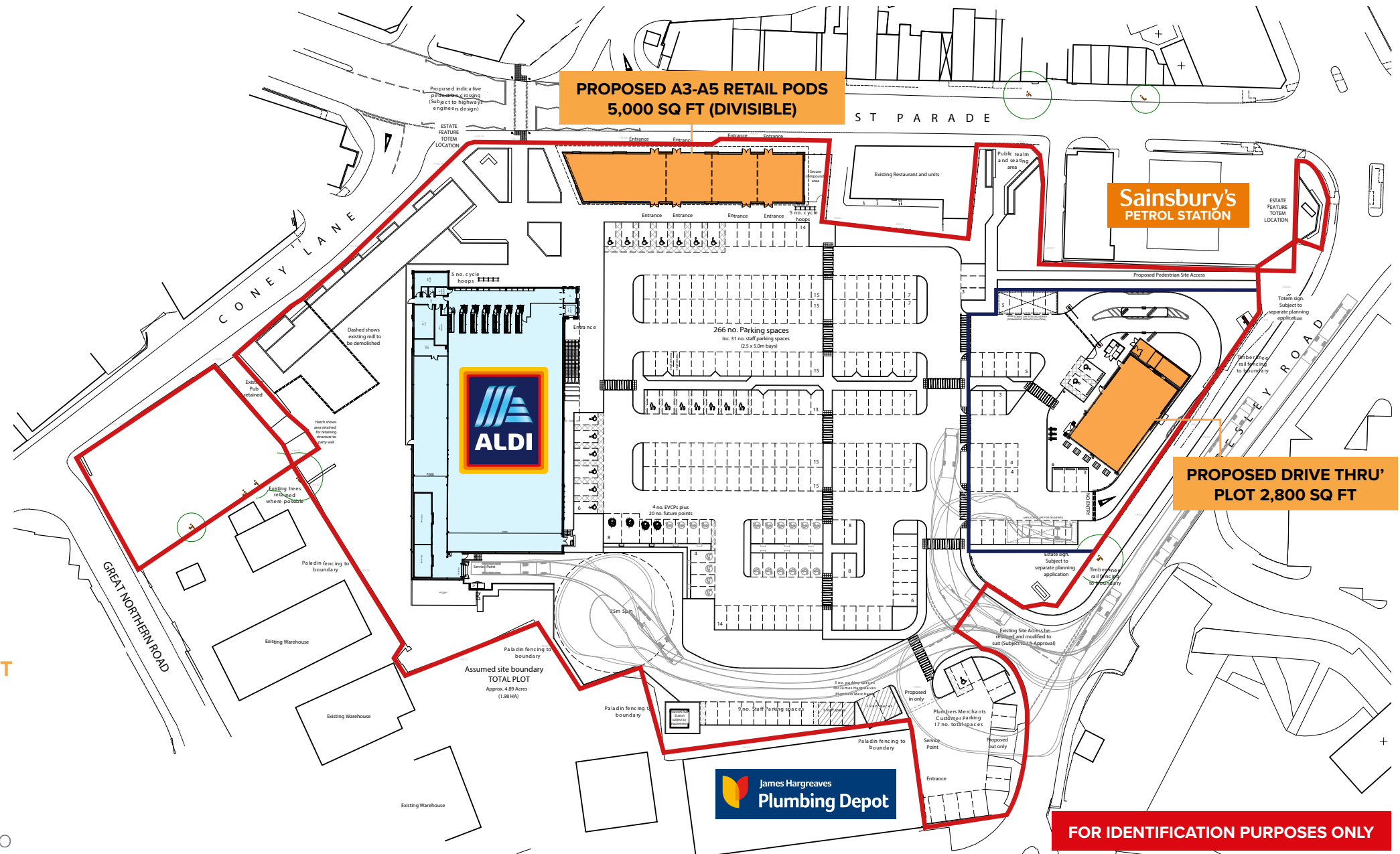
**ENTER**

The proposed Drive Thru' and 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 stores.



**DRIVE THRU' PLOT AND LAST REMAINING POD / RETAIL UNITS TO LET**  
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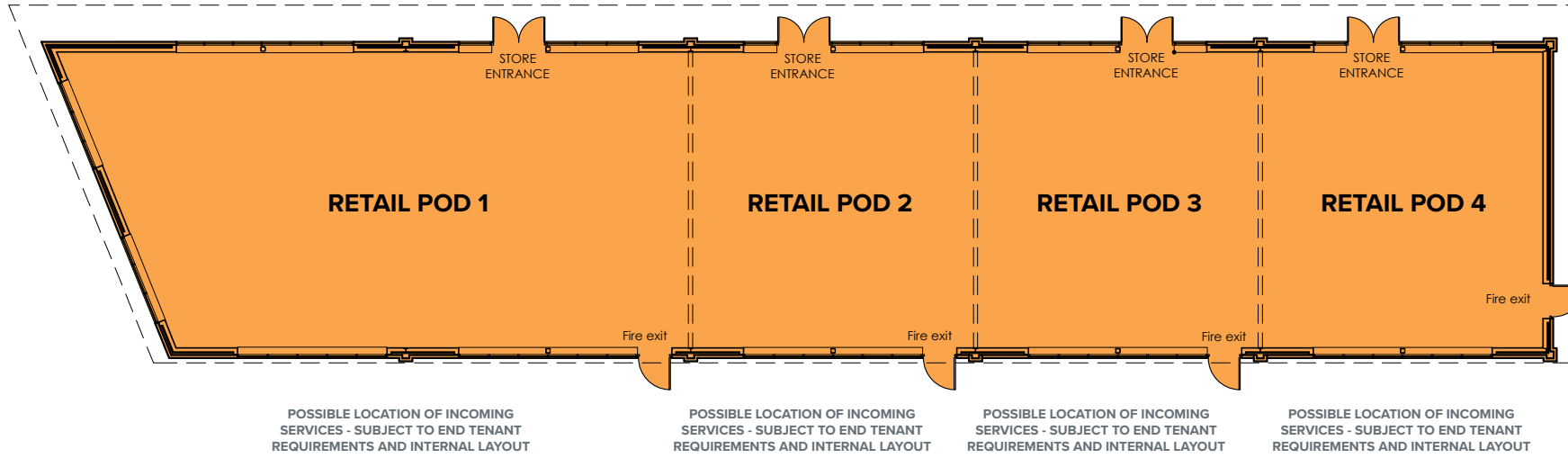
## Aire Valley Retail Park occupies a prime site in the centre of Keighley.

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

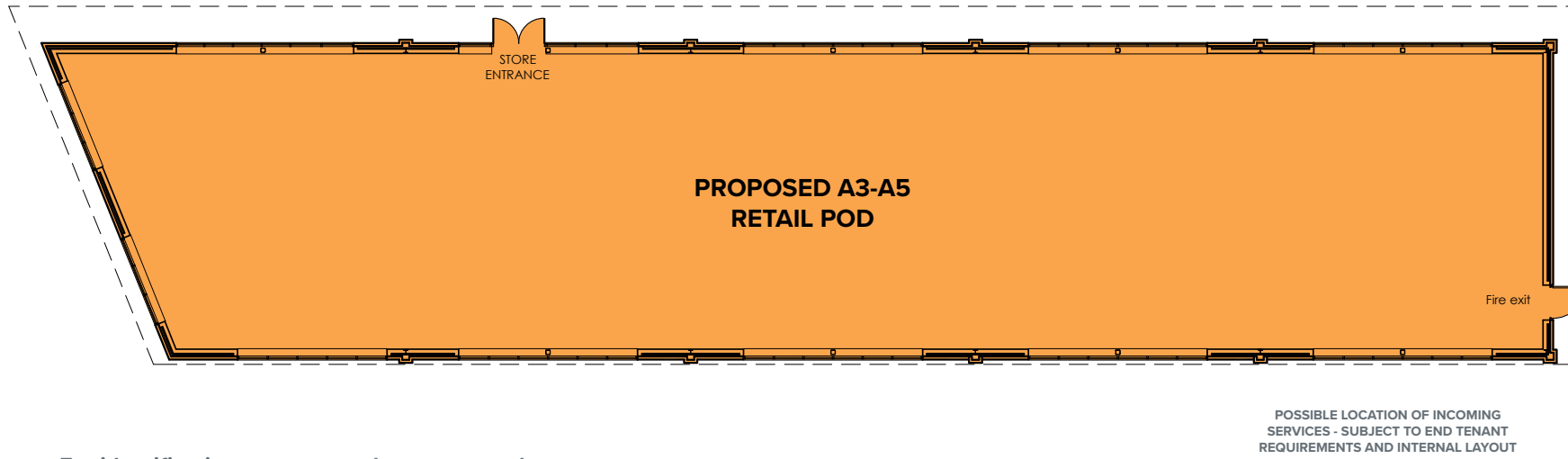
### OPTION 1

**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



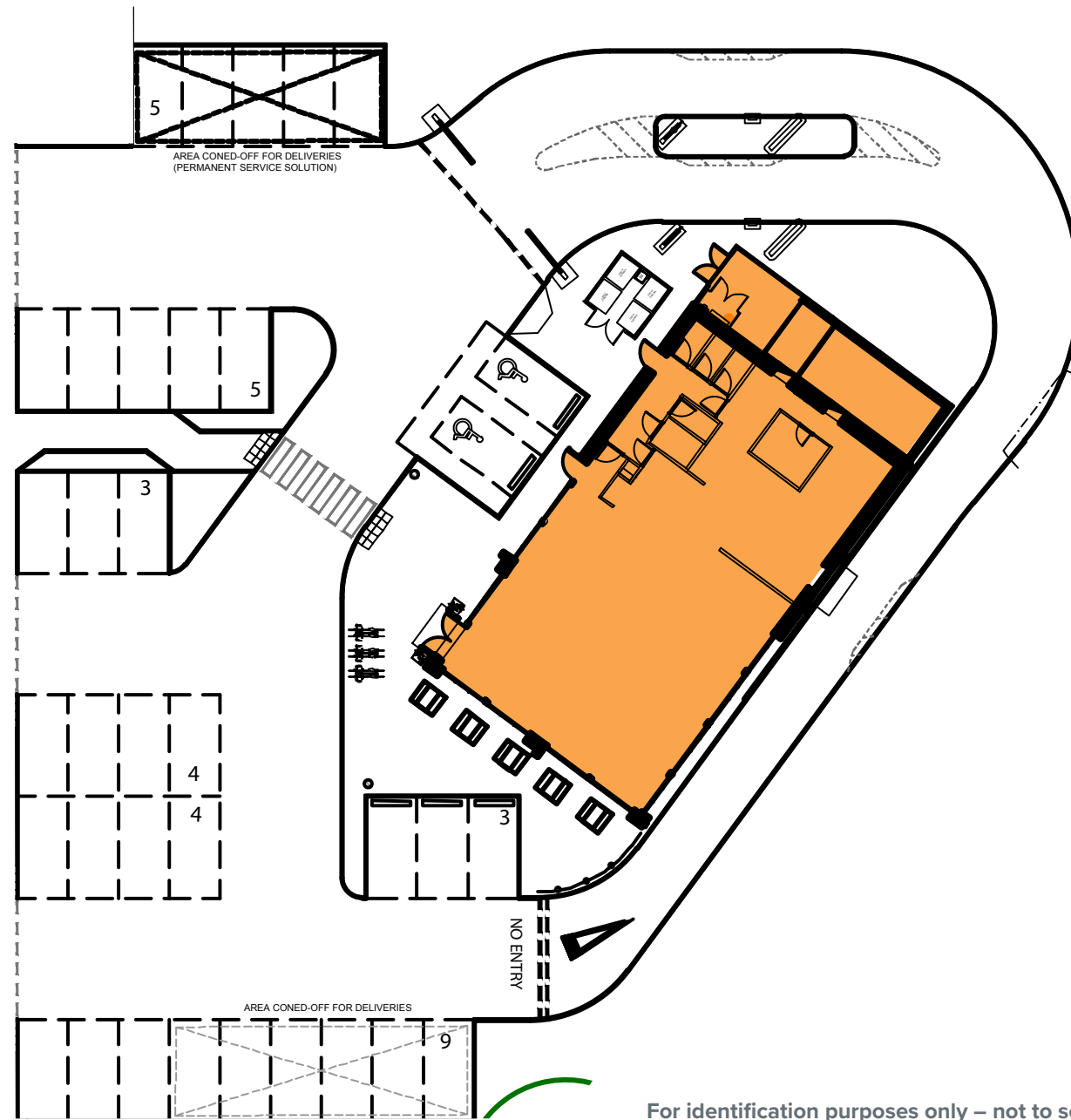
### OPTION 2

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



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For identification purposes only – not to scale



**DRIVE THRU'**  
**2,800 SQ FT (260 SQ M GIA)**



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## PLANNING

The scheme now has detailed planning consent (Ref: 21/04831/MAF).

## 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 client intends to be on site in September 2023 with a view to the ALDI opening in Q1 2025.

## CONTACT

Please contact sole agents, Lamb & Swift Commercial.

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## PRICE/TERMS

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

## SPECIFICATION

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

The proposed Drive Thru' plot will be provided as a serviced plot - specification to be agreed.

**Lamb & Swift**  
Commercial Property

01204 522 275  
[lambandswift.com](http://lambandswift.com)

