

SHOPS TO LET *50% NOW UNDER OFFER*



78-84 CROSSGATES ROAD CROSSGATES LEEDS LS15 7NL

- **Busy main road position**
- **Prominent frontage**
- **Suitable for a wide range of uses**
- **Car parking**

Yorkshire Bank Chambers 2 Infirmity Street Leeds LS1 2JP Tel: (0113) 245 1622 Fax: (0113) 234 7295

Misrepresentation Act: These particulars do not form any part of any offer or contract. They are intended to give a fair description that neither Heaney Micklethwaite nor the Vendor accept responsibility for any error they may contain. All properties are offered subject to contract and availability.

PROPERTY
PARTICULARS

78-84 Crossgates Road, Crossgates

LOCATION:

The property is located on Crossgates Road, which is a major road linking Crossgates to Leeds City Centre and has a substantial traffic flow in both directions.

Crossgates is a popular residential suburb some four miles to the East of Leeds City Centre, which has seen substantial new house building recently. The subject premises form part of the neighbourhood shopping area with a mixed retail and service occupiers in the immediate vicinity.

ACCOMMODATION:

The shop has the following approximate and net floor areas:-

Ground Floor Sales	1,475 sq ft	137 sqm
Toilet		

NOTE – Division into 2 separate units is an option.

LEASE TERMS:

The property is available on a new full repairing and insuring lease for a term of years to be agreed in multiples of 5 with 5 yearly upward only rent reviews.

RENT:

Rental offers of £35,000 per annum are invited.

RATES:

To be reassessed.

VAT:

All prices and rents quoted are exclusive of, but may be subject to VAT.

VIEWING:

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**

Energy performance certificate (EPC)

84 Cross Gates Road LEEDS LS15 7NL	Energy rating	Valid until: 30 April 2028
	C	Certificate number: 9519-3084-0782-0400-0175

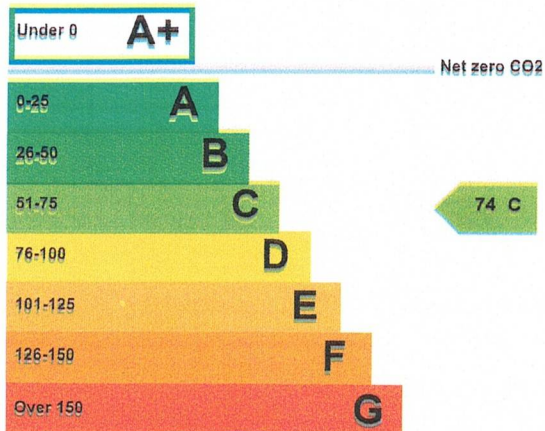
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

21 A

If typical of the existing stock

62 C