



# To Let

43A Cross Green Lane, Leeds LS9 8LJ

- Available on brand new lease terms.
- Ground & first floor office/retail premises.
- Suitable for a variety of uses.
- Situated in prominent position.

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## Location & Situation

The property is situated in a highly prominent position along Cross Green Lane close to the Leeds outer ring road. The surrounding area comprises various local businesses situated within a good residential catchment area of Leeds.

The property is within short walking distance of all of Leeds city centre amenities.

## Description

The property comprises of a ground and first floor office/retail premises that has been fitted to a high modern standard throughout and complete with electric roller shutter.

The entire space provides versatility and is therefore suitable for a wide range of uses with excellent frontage onto Cross Green Lane and the Leeds outer ring road.

## Planning

We understand the property benefits from use class E.

## Services

We are advised electricity, water, gas and drainage are connected to the property. Three phase electricity is also connected to the property.

## EPC

We understand the EPC for the property is "C".

## Accommodation

The total accommodation is approximately 714 sq. ft (66.37 sq. m)

## Business Rates

We understand the rateable value for the premises to be £4,850. Interested parties are advised to contact the local authority Leeds City Council to determine the rateable value and rates payable.

## Legal Costs

The ingoing tenant will be required to contribute towards landlord's legal fees in respect of this transaction.

## VAT

We are advised VAT is not payable at the prevailing rate.

## Terms

The entire premises is available on brand new lease terms at an asking rent of £11,950 per annum exclusive.

Viewings are strictly through appointment via us as sole agent.

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