



## 80 Easy Road, Cross Green, Leeds, LS9 0AB

A ground floor commercial unit available To Let in LS9.

Located on the border of Leeds City Centre, this property includes forecourt parking for multiple vehicles, secure shutter doors and rear storage. The spacious main shop includes a fitted kitchen, side room and WC.

Previously used as a cafe, this space would suit any shop-front retail or commercial business.

The property comprises overall space of 81 square meters

Lease Details

- Prime Area outside Leeds City Centre
- Off Street Parking
- Secure Shutters
- Layout includes Kitchen

**£350 Per week**

[www.fletcherprops.com](http://www.fletcherprops.com)

| Energy Efficiency Rating                    |           |                                                                                                                 |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                       |
| Very energy efficient - lower running costs |           |                                                                                                                 |
| (92 plus) <b>A</b>                          | <b>84</b> |                                                                                                                 |
| (81-91) <b>B</b>                            |           |                                                                                                                 |
| (69-80) <b>C</b>                            |           |                                                                                                                 |
| (55-68) <b>D</b>                            |           |                                                                                                                 |
| (39-54) <b>E</b>                            |           |                                                                                                                 |
| (21-38) <b>F</b>                            |           |                                                                                                                 |
| (1-20) <b>G</b>                             |           |                                                                                                                 |
| Not energy efficient - higher running costs |           |                                                                                                                 |
| England & Wales                             |           | EU Directive<br>2002/91/EC.  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                               |
|-----------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                                               |
| (92 plus) A                                                     |         |                                                                                                               |
| (81-91) B                                                       |         |                                                                                                               |
| (69-80) C                                                       |         |                                                                                                               |
| (55-68) D                                                       |         |                                                                                                               |
| (39-54) E                                                       |         |                                                                                                               |
| (21-38) F                                                       |         |                                                                                                               |
| (1-20) G                                                        |         |                                                                                                               |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                               |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |