



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

A mixed use, residential and commercial unit To Let in LS9.

Located on the border of Leeds City Centre, this property includes forecourt and secure allocated parking for multiple vehicles.

The ground floor commercial space comprises almost 35sq meters of open plan shop front with window frontage, WC and a rear storage area. Access can be gained to the residential unit upstairs, which comprises two double bedrooms, a house bathroom and an open plan kitchen living room.

### Lease Details

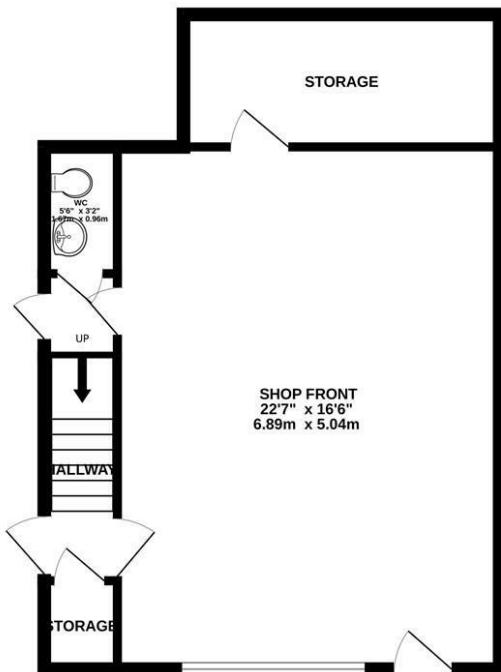
This commercial unit is offered on an FRI basis for 5 year lease.

The landlord reserves the right to include a rent review clause.

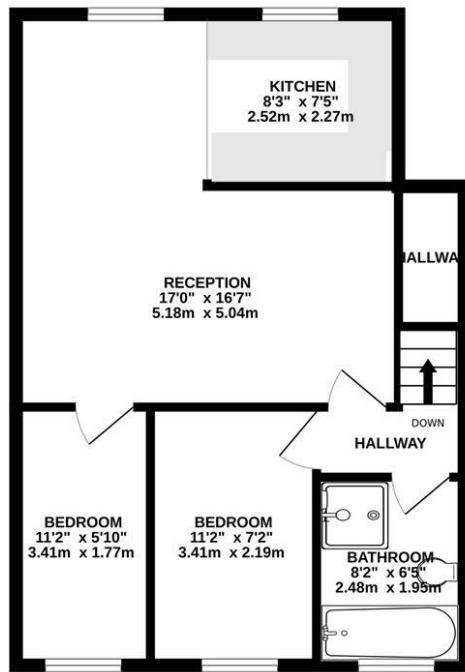
- Mixed Use Development
- 35sq m shop floor
- Private Parking
- Two Bedroom Apartment
- Open Plan Living Area
- Secure Entry

**£495 Per week**

GROUND FLOOR  
524 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq ft (97.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan information here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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