



43a Cross Green Lane, Leeds, LS9 8LJ

Available 1st March 2025

A prime retail business premises with Class E retail permission to include offices, restaurants, shops, cafes and other business and service.

The premises includes an entrance area leading to a suspended upper floor, which contains a substantial open area, an enclosed modern kitchen and a rear private room.

Downstairs, there is another open space which leads to a further private room and WC to the rear of the property.

£1,250 Per month

www.fletcherprops.com

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		