



43a Cross Green Lane, Leeds, LS9 8LJ

Available NOW!

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.

The premises is available on an FRI basis.

Parking is available nearby on Foss Road and Leeds City Centre is within a 5 minute walk

£900 Per month

Fletcher Properties

Energy Efficiency Rating		Environmental Impact (CO ₂) 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	
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	

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