

**SHOP TO LET**

**\*CURRENTLY A BEAUTY SALON BUT SUITABLE FOR ALTERNATIVE  
USES\***

**RARE TO COME TO THE RENTAL MARKET, USED FOR BEAUTY  
TRADE OVER 24 YEARS, HITTING THE MARKET DUE TO HEALTH  
CHANGES**



**203 BUTCHER HILL  
LEEDS  
LS16 5BQ**

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Misrepresentation Act: These particulars do not form any part of any offer or contract. They are intended to give a fair description that neither Heaney Micklethwaite nor the Vendor accept responsibility for any error they may contain. All properties are offered subject to contract and availability.

PROPERTY  
PARTICULARS

**203 Butcher Hill, Leeds**

**LOCATION:**

The property is located close to the junction of Butcher Hill and Spen Lane in the popular North Leeds suburb of West Park.

Property is situated on a very busy parade with excellent footfall, opposite Co-op, Eateries a busy launderette and St Gemma's.

Early viewing is recommended for this prime urban spot.

**ACCOMMODATION:**

The accommodation with the following approximate areas is:-

Ground Floor	406 sq ft	37.7 sqm
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The accommodation is currently divided into treatment rooms but these could be removed to create one clear space.

**LEASE TERMS:**

The property is available on a new full repairing and insuring lease for a term of years to be agreed in multiples of 5 with 5 yearly upward only rent reviews.

**RENT:**

£17,500 per annum.

**RATES:**

Rateable Value £7,900

**VAT:**

All prices and rents quoted are exclusive of, but may be subject to VAT.

**VIEWING:**

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY  
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**

# Energy performance certificate (EPC)

Bliss 203 Butcher Hill LEEDS LS16 5BQ	Energy rating	Valid until: 21 July 2026
	<b>D</b>	Certificate number: 0230-7979-0316-6210-7044

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	42 square metres

## Rules on letting this property

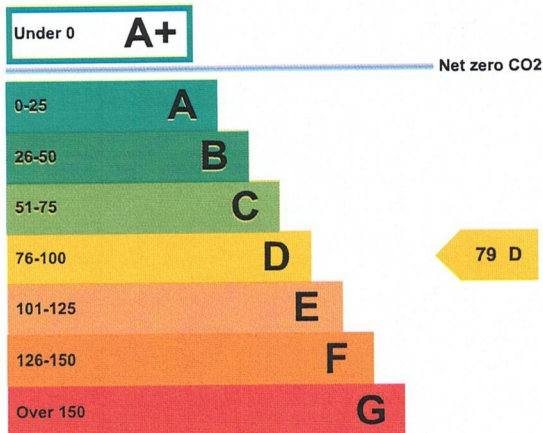
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built	23 A
If typical of the existing stock	67 C