

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 Spenn 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 £8,600

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
	D	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

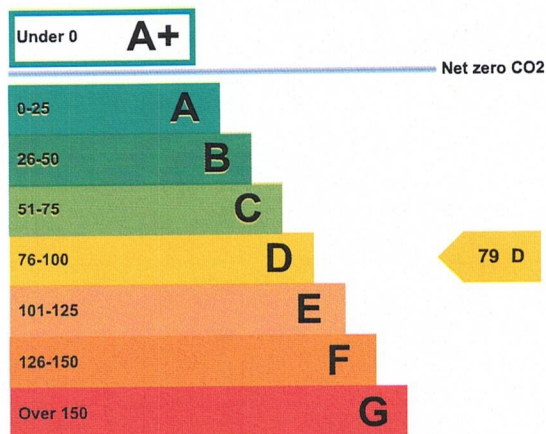
Properties can be let if they have an energy rating from A+ to E.

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