

**FOR SALE OR
TO LET**
***CURRENTLY FITTED AS A HAIRDRESSING SALON
BUT SUITABLE FOR ALTERNATIVE USES***



**7 BRIDGE END
LEEDS
LS1 7HG**

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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

7 Bridge End, Leeds

LOCATION:

The property is located on Bridge End which leads into Briggate which is one of the cities principle shopping streets. Bridge End has a number of occupiers including restaurants and cafes and is diagonally opposite the recently opened Indigo Hotel.

ACCOMMODATION:

The accommodation with the following approximate floor areas is:-

Ground Floor Salon	400 sq ft	37.1 sqm
First Floor Salon	297 sq ft	27.6 sqm
Second Floor Treatment Room	297 sq ft	27.6 sqm
Kitchen, WC		
Third Floor Storage	271 sq ft	25.2 sqm
WC		
Basement		

The accommodation has gas central heating.

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:

£20,000 per annum

PURCHASE PRICE:

£250,000

TENURE:

Freehold with vacant possession

RATES:

Rateable Value £17,250

7 Bridge End, Leeds

ANTI-MONEY LAUNDERING:

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

VAT:

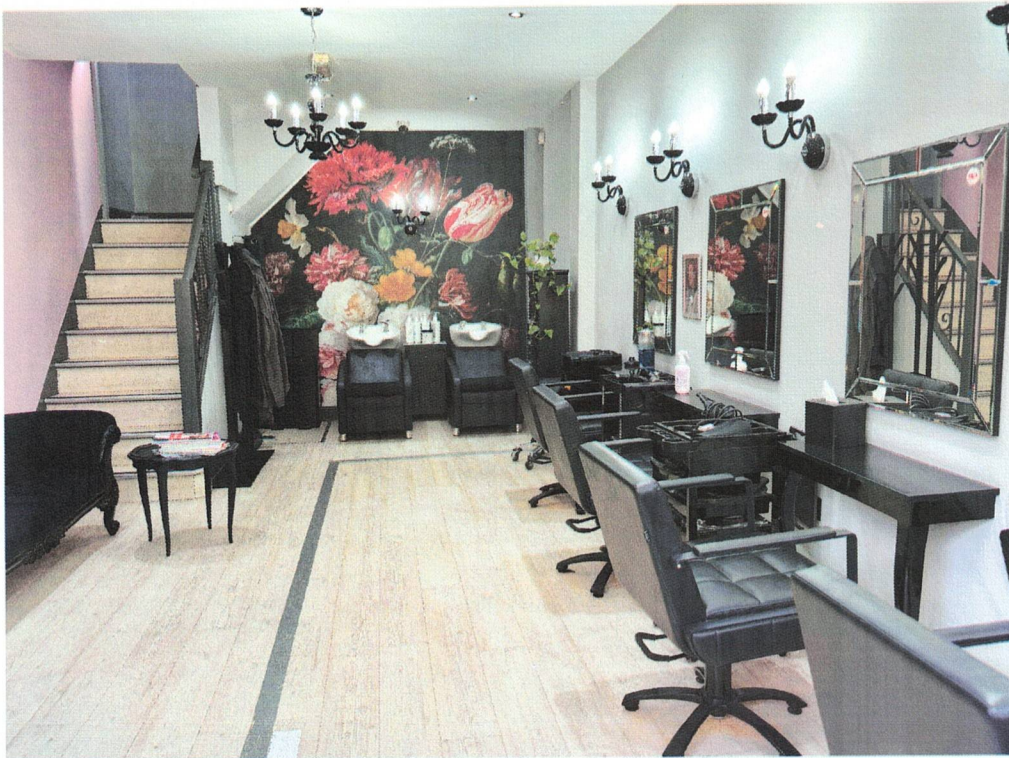
All prices and rents quoted are exclusive of, but may be subject to VAT.

VIEWING:

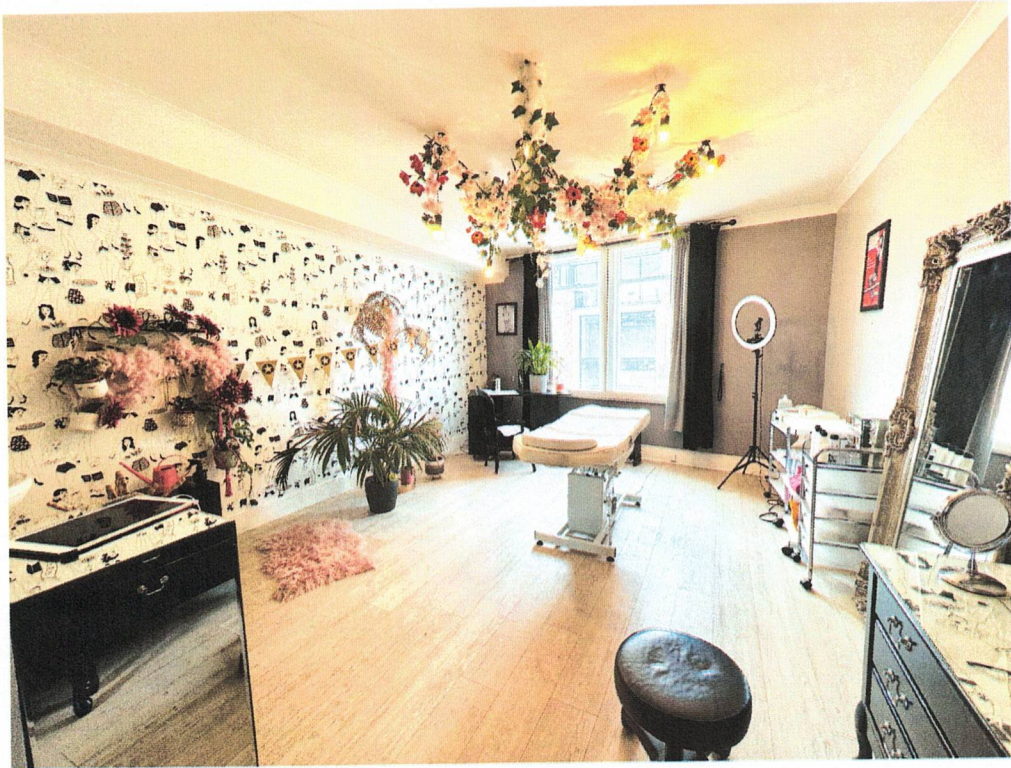
Strictly by appointment through this office.

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

INTERNAL PICTURES



INTERNAL PICTURES



Energy performance certificate (EPC)

7 Bridge End Leeds LS1 7HG	Energy rating	Valid until: 20 April 2036
	D	Certificate number: 5349-0538-4253-4591-8643

Property type	Retail/Financial and Professional Services
Total floor area	130 square metres

Rules on letting this property

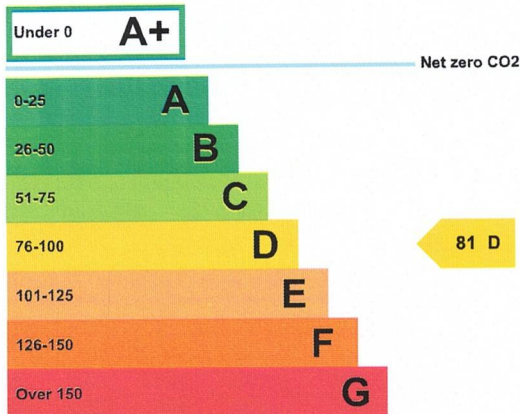
Properties can be let if they have an energy rating from A+ to E.

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	15 A
If typical of the existing stock	60 C