



## 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.

**£900 Per month**

[www.fletcherprops.com](http://www.fletcherprops.com)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC 